

# Former Tottenham Magistrates' Court

71 Lordship Lane, Tottenham, London, N17 6RS

Freehold Vacant Possession Development Opportunity  
(Subject to obtaining necessary permissions)

Approximate gross internal area of existing buildings 19,202 sq.ft / 1,784 sq.m



## The site

This former Magistrates' Court comprises of a three storey plus basement Grade II listed court building with surface car parking to the rear.

The whole site extends to approx. 0.58 hectares (1.44 acres).

## Residential opportunity

Opportunity to purchase a Grade II Listed court building with potential for redevelopment/refurbishment for residential use, subject to obtaining necessary permissions.

Freehold opportunity offered with vacant possession.

## Further information

For further information and to download the information pack visit:

[www.hmcts-courtdisposals.co.uk](http://www.hmcts-courtdisposals.co.uk)



### Opportunity

The former Magistrates' Court in Tottenham provides an opportunity to acquire a circa 0.58 hectares (1.44 acres) site with refurbishment and new development potential (subject to obtaining necessary consents).

### Location

Tottenham is a district of the London Borough of Haringey in north London. The site is walking distance from the Tottenham Hotspur F.C. Stadium (0.5 miles).

The former Magistrates' Court is located on the junction of Lordship Lane (south side of A109) and High Road (A1010), which is approximately 1.1 miles north of the town centre.

The site is in a predominantly residential, urban location, surrounded by rows of mainly two storey, terraced Victorian properties to the east and west.

The site is approximately 0.64 km (0.3 miles) southeast of the Bruce Grove Station (approximately 6 minutes walking time). Bruce Grove station is in Transport for London (TFL) zone 3, served by the London Overground.

### Description

Tottenham Magistrates' Court comprises of a two storey Grade II listed building which was built in the 1930's. The property has a basement and additional office accommodation.

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It is of traditional brick construction. Two extensions have been added in recent years to provide an additional court room and office space. A temporary extension was added in 1990 and a permanent extension to the rear was constructed in 1995.

The Court building itself is situated in the centre of the site. The northern part of the site comprises a car park and a landscaped garden. The south of the site comprises of an additional car park.

### Accommodation

The site (identified in red for indicative purposes only) in its entirety extends to circa 0.58 hectares (1.44 acres).

The existing building has an approximate GIA of 19,202 sq.ft (1,784 sq.m).

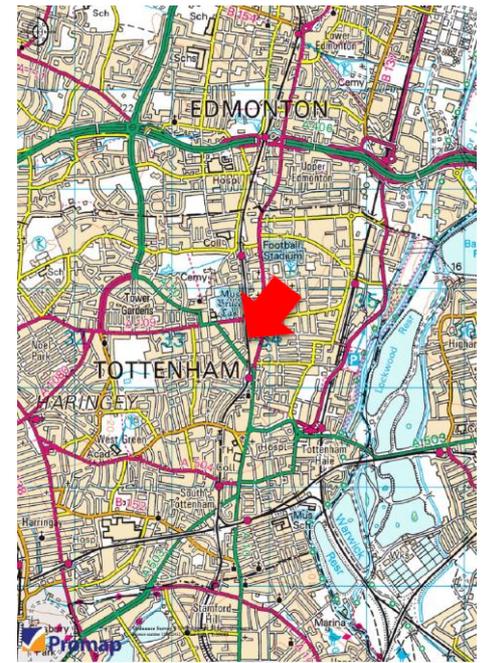
### Planning

The site comprises a Grade II listed, purpose built magistrates' court in the Bruce Castle Conservation Area. The site is located within the London Borough of Haringey ('LBH').

The building currently comprises a civic court use with ancillary office accommodation (Use Class D1).

The council has confirmed that the opportunity for reuse of the existing court rooms without subdivision should be explored in the first instance to ensure retention of their integrity and the ability to reveal the past use of the building.

The later extensions to the side and rear are



identified as being intrusive to the historic and aesthetic significance of the building.

The council has confirmed that their removal provides an opportunity to provide replacement contemporary development which reflects the more significant elements on the site.

Any applicant would need to demonstrate that there is no suitable community user forthcoming before other uses are considered

Residential development is a strategically supported use within the London Borough of Haringey, and is also a Government priority in brownfield, sustainable urban locations such as this.

The council has confirmed that the principle of residential use in this location would be supported. There is potential for the new extensions to be in residential use.

The site falls outside of a designated town centre and, therefore, proposals for hotel, retail and office would be required to submit a sequential test.

JLL's planning team has prepared a Planning Information Document which along with Council's pre-application letter, can be downloaded from the data room.

### Title

The property is registered under title AGL119957. The property is offered freehold with vacant possession.



Typical Court Room Accommodation



Typical Office Accommodation



Waiting Areas

Judges Resting Chambers



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### Tenure

The Ministry of Justice own the site freehold and the site will be offered with vacant possession.

### VAT

The property is not elected for VAT.

### Method of Sale / Timetable

Offers are invited on unconditional basis by **12 noon on 4<sup>th</sup> November 2016** for the freehold interest.

Please refer to the instructions to bidders' document in the information pack.

### Information Pack

The data site includes the following:

- Existing Floor Plans
- Planning Information Document
- Pre-application letter from London Borough of Haringey
- Heritage Report
- Architects Report
- Asbestos report/register
- Title Documents
- Instructions to bidders

### Viewings & further information

Viewing is strictly by appointment only through the agents.

To download the information pack and to register interest visit:

[www.hmcts-courtdisposals.co.uk](http://www.hmcts-courtdisposals.co.uk)

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