

Former Magistrates' Court

Hanworth Road, Feltham, London TW13 5AF

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

0.22 hectares (0.54 acres) freehold

Approximate gross internal area of existing buildings 16,452 sq.ft. / 1,528 sq.m



The site

This former Magistrates' Court comprises of a part two and part three storey plus basement court building, and a single storey ancillary building with surface car parking for circa 20 cars.

The whole site extends to approx. 0.22 hectares (0.54 acres) and is broadly level.

Residential opportunity

Opportunity to purchase a locally listed former court building with potential for complete or part redevelopment 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



Opportunity

The former Magistrates' Court in Feltham provides an opportunity to acquire a circa 0.22 hectares (0.54 acres) site close to Feltham town centre with redevelopment and new development potential (subject to obtaining necessary consents).

Location

Feltham is a district of the London Borough of Hounslow in west London located approximately 3.2 km (2 miles) east of Heathrow Airport and 21.7 km (13.5 miles) west southwest of central London. Feltham was once an industrial dominated economy, however; in recent years the town has transformed into a residential area full of new developments, accessible public transportation, and a consumer driven town centre.

The former Feltham Magistrates' Court is located on the junction of Hanworth Road and Cromwell Road approximately 0.64km (0.4 miles) east of Feltham town centre.

The site is in a mixed townscape location, surrounded by rows of terraced houses and flatted development (typically 2 to 3 storeys in height) to the north and east, a church and Feltham police station are to the south.

Feltham train station, served by South West Trains is approximately 0.64 km (0.2 miles) west of the site offering a regular service to London Waterloo, Windsor, Reading and Staines. The site is also well served by bus routes.



Description

The property comprises part two storey, part 3 plus basement court building and single storey ancillary building with surface car parking adjacent on the east portion of the property.

This property was originally built in 1902, but was extended in the late 1950s which provided additional office accommodation and a conference room. Ground and first floor accommodation has generous floor to ceiling heights. The internals are fitted out commensurate with a court use.

The car park area on the east portion of the property accommodates c.20 cars with access gained from Hanworth Road.

Accommodation

The site (identified in red for indicative purposes only) in its entirety extends to c.0.22 ha (0.54 acres).

Floor	GIA sq.m	GIA Sq.ft	NIA Sq.m	NIA Sq.ft
Lower ground	111	1,192	67	721
Ground floor	906	9,756	658	7,086
First floor	423	4,548	381	4,099
Second Floor	89	956	75	806
Total	1,528	16,452	1,181	12,712

Ref: WMOR measured survey

Planning

The property lies within the administrative control of London Borough of Hounslow and is situated within the Feltham Town Centre Conservation Area. The building is currently in D1 use class albeit the Court function is surplus to requirement.

JLL have carried out a pre-app, the response of which is provided in the data room dated



In summary, the pre-app process and response is positive with residential redevelopment supported on the site with an indication that c.20 residential units are considered appropriate for the site with a car limited scheme to be supported. A comprehensive design could yield more units.

The property is a locally listed building within a conservation area. As a starting point, conversion and reuse of the existing building should be fully explored, with retention of the façade to be consented as a minimum.

New development should not exceed the height of the existing building and should consider the impact on neighbours carefully.

The use of the building is surplus to the Ministry of Justice's requirements and a statement to this effect is provided to support a future application along with a summary of the marketing undertaken.

Title

The property is registered under title AGL102586. The property is offered freehold with vacant possession.

On the title there are restrictions from a conveyance in 1902 but we are advised they are not enforceable.

There are unknown covenants dating back to 1898, 1903 and 1940 restrictions on the title which we are advised are insurable. Purchasers should seek their own legal opinion.



Frontage



Car park looking west & east elevation



Car park looking north and 27 Hanwroth Road



Indicative outline sketch – see info pack



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Tenure

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

Energy Performance

The Energy Performance Rating is E (102). A copy of the certificate and Advisory Report are available in the Information Pack.

VAT

The property is not elected for VAT.

Method of Sale / Timetable

Offers are invited on unconditional basis by **12 noon on 4th 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 Hounslow
- Energy Performance Certificate and Advisory Report
- Asbestos report/register
- Title Documents
- Instructions to bidders
- Indicative outline sketch

Viewings & further information

Viewing is strictly by appointment only through the agents.

Info pack and to register interest:
www.hmcts-courttdisposals.co.uk

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