

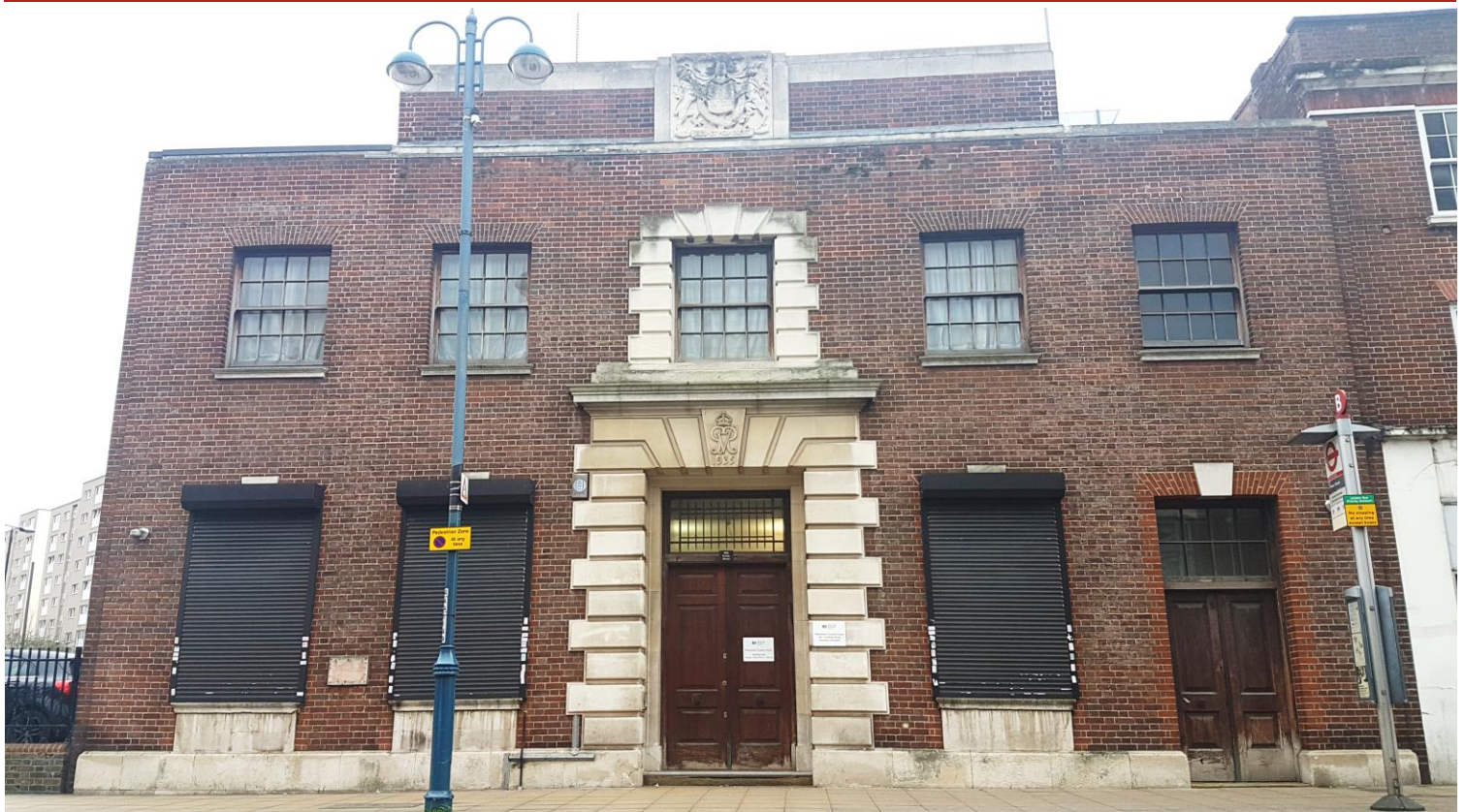
Former Woolwich County Court

165 - 167 Powis St, London, SE18 6JW

Freehold Vacant Possession Development/Conversion Opportunity
(Subject to obtaining necessary consents)

Circa 0.063 hectares (0.155 acres) freehold

Approximate gross internal floor area of 10,861 sq ft / 1,009 sq m



The site

This former County Court is a 1 to 2.5 storey brick building on the south-west side of Powis Street in Woolwich.

The site extends to approximately 0.063 hectares (0.155 acres).

Opportunity

The property is located in Woolwich town centre and presents an opportunity to add value through development or conversion subject to obtaining necessary consents.

The property is held freehold and offered with vacant possession.

Further information

For further information and to download the information pack visit:

www.hmcts-courtdisposals.co.uk



Opportunity

The former County Court in Woolwich provides an opportunity to acquire a circa 0.063 hectare (0.155 acre) site within Woolwich town centre with redevelopment potential (subject to obtaining necessary consents).

Location

Woolwich is a town within the Royal Borough of Greenwich in southeast London, located approximately 1.6 km (1 mile) southeast of London City Airport and 12 km (7.5 miles) east of Central London. Woolwich is home to several development and redevelopment opportunities and the area is set to greatly benefit from the introduction of Elizabeth Line services in 2018.

The former Woolwich County Court occupies a High Street plot on Powis Street approximately 0.16 km (0.1 miles) northwest of Woolwich Town Centre.

The site is in a mixed townscape location. The property is situated in close proximity to the river Thames to the north and there are predominantly residential uses to the west. To the east is Woolwich Town Centre, which is of predominately retail use with Powis Street forming the main shopping thoroughfare. The property is bordered by the Powis Street car park to the south. There are proposals for a mixed-use residential led scheme comprising a 24-storey residential tower to the north of the property on Woolwich High Street.



Woolwich Arsenal station is approximately 0.55 km (0.34 miles) away, providing access to national rail and DLR services. Directly outside the site is a bus stop providing access to three routes. Accordingly, the site has a Public Transport Accessibility Level (PTAL) of 6a, on a scale of 1-6b where 6b is the highest.

Woolwich will also benefit from the new Elizabeth Line, providing access to Canary Wharf in approximately 8 minutes and Bond Street in approximately 22 minutes. The new station is being constructed circa 0.8 km (0.5 miles) from the property.

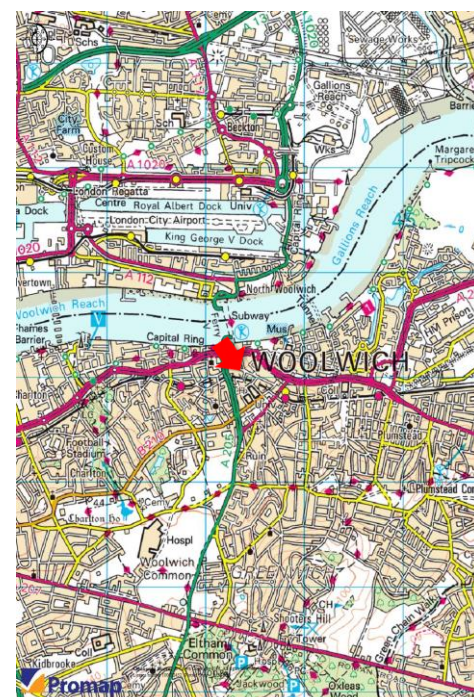
Description

The County Court building is a 1 to 2.5 storey predominately red brick building on the south-west side of Powis Street. The building footprint occupies most of the site area with a small area of hard standing to the rear.

The building frontage consists of an entrance door with stone coloured mouldings surrounded by ornate brick work and large symmetrical sash windows. To the rear are upvc windows and brick boundary walls and fences.

Accommodation

We understand the existing buildings have an approximate gross internal area of 10,861 sq ft / 1,009 sq m. These areas have been provided by our client.



Planning

The property lies within the administrative control of London Royal Borough of Greenwich. The building is currently within the D1 use class.

JLL have carried out a pre-application process and the response from the local planning authority has been positive with the provision of residential (Class C3) and other town centre uses (Class B1, A1, C1, A3 and D2) being supported in this location. Planning Officers have confirmed that a 35% affordable housing allowance would be sought on any scheme providing 10 or more units.

The initial view of the council was that a 4 storey building could be accommodated on the site, subject to the final design proposals and consideration of possible impacts on surrounding heritage assets.

Local planning policies seek to prevent the loss of community facilities at a local level, however, the Court function is surplus to the Ministry of Justice's requirement.

A statement to this effect is provided to support a future planning application along with a summary of the marketing process undertaken. It must be noted that the council has stated a preference to retain an element of community floor space as part of any proposal.

Title

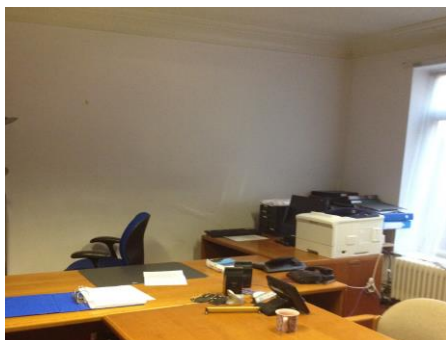
The property held freehold under title number 451416. The property is offered with vacant possession.



Typical court room accommodation



Typical waiting area accommodation



Typical office accommodation



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Tenure

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

EPC

The property has an Energy Performance Certificate (EPC). The Energy Performance Rating is F (144). A copy of the certificate and Recommendation Report are available in the Information Pack.

VAT

The property is not elected for VAT.

Method of Sale / Timetable

Offers are invited for the freehold interest. Please refer to the instructions to bidders' document in the information pack.

Bids are requested by **12 noon on the 20th April 2017**

Information Pack

The information pack includes the following:

- Asbestos report/register
- EPC and Recommendation Report
- Existing Floor Plans
- Instructions to bidders
- Planning Information Document
- Pre-application letter from London Royal Borough of Greenwich
- Title Documents

Viewings & further information

Viewing is strictly by appointment only through the agents.

Please contact Sarah Pickersgill to arrange a viewing:

+44 (0)207 087 5096

Sarah.Pickersgill@eu.jll.com

To download the information pack and to register interest visit:

www.hmcts-court Disposals.co.uk

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