

Former Greenford Police Station, 21 Oldfield Lane South UB6

Development opportunity.



Front elevation



The opportunity.

Former Greenford Police Station, 21 Oldfield Lane South UB6 9LG

A development opportunity in the centre of Greenford.

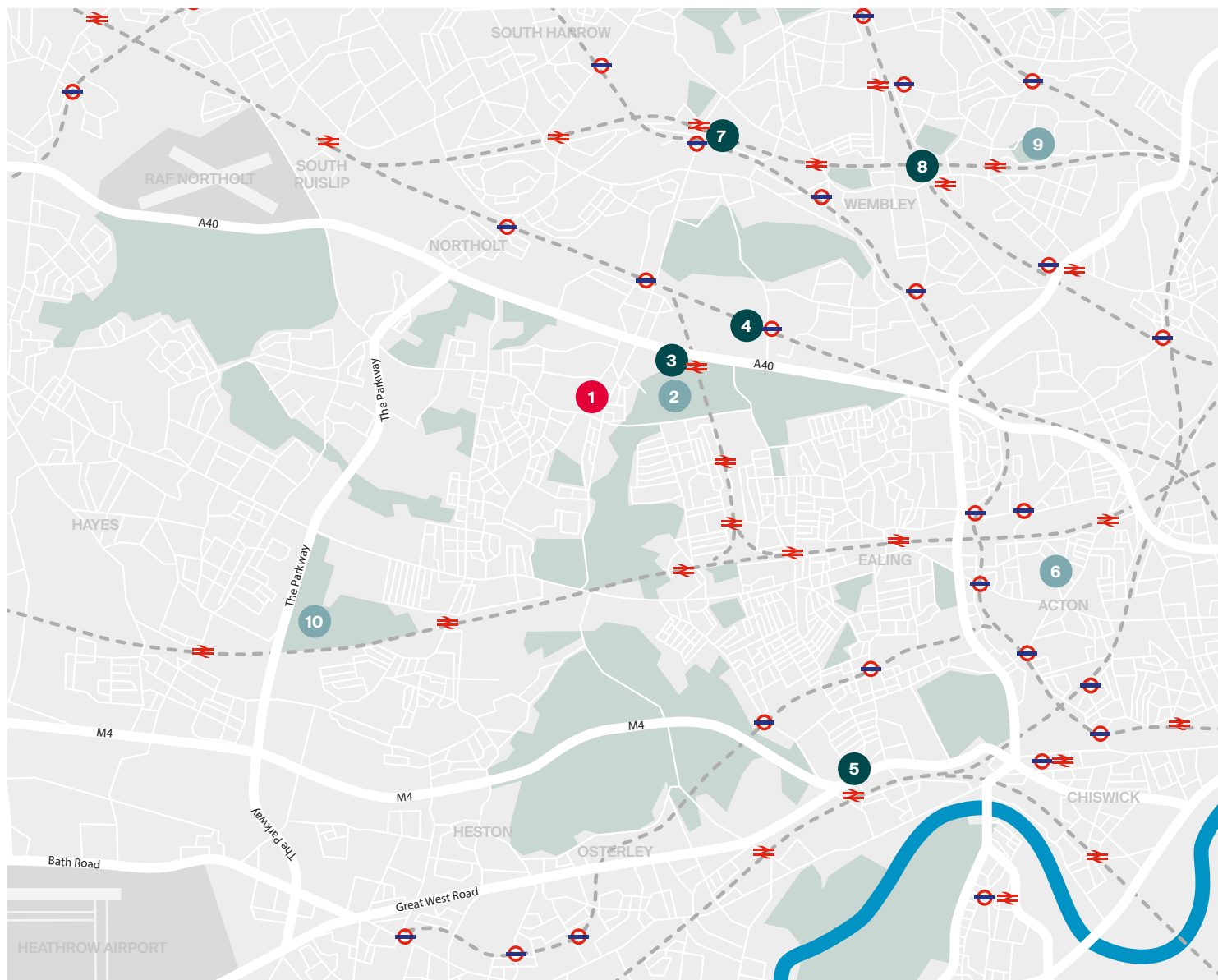
- The site is well located within Greenford town centre
- Greenford offers a collection of local transport links, including South Greenford, Greenford and Castle Bar Park train and underground stations all within close proximity of the site
- The property comprises a detached brick building with a pitched tiled roof arranged over two storeys, with a car park to the rear for 24 parking spaces
- The main building extends to approximately 3,411 sq ft (316 sq m) GIA
- The site measures approximately 0.31 acres (0.12 hectares)
- The property is available with vacant possession
- Unconditional offers are being sought for the freehold interest

Greenford is a large suburb in the London Borough of Ealing in Greater London with good links to the A40 and access to green open spaces.

Local area

The property is located on Oldfield Lane South to the east of Ravenor Park. To the east of Oldfield Lane South is Greenford Road providing access onto the A40 which links to the North Circular. In the vicinity, Perivale Park is a 10 minute walk, with Brent Valley Park, a large conservation park set around a river, a 15 minute walk south of the site. The property backs onto Ravenor Park, a large parkland with a woodland and meadow.

The surrounding buildings comprise a mix of residential and retail, with the town centre located 200m to the south. Immediately adjacent to the police station is Greenford Library, with the Town Hall to the south west of the site. To the north east of the site is the London Motorcycle Museum.



- 1 Former Greenford Police Station (subject site)
- 2 Perivale Park
- 3 South Greenford Station
- 4 Perivale Tube Station
- 5 Brentford Station

- 6 Acton
- 7 Sudbury Hill Station Harrow
- 8 Wembley Central Station
- 9 Wembley Stadium
- 10 Minet Country Park

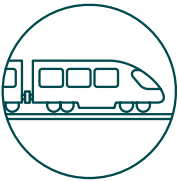
Connectivity

Greenford offers a collection of local transport links, with South Greenford, Castle Bar Park and Greenford stations all within close proximity.



Walk from the property

Greenford Broadway Bus Station	3 minutes
Retail Centre	5 minutes
Perivale Park	9 minutes
Brent Valley Park	9 minutes
South Greenford Station	23 minutes
Castle Bar Park Station	28 minutes



By rail from Greenford

London Paddington	29 minutes
Heathrow	17 minutes



By road

Perivale Tube Station	9 minutes
Brent Valley Golf Club	10 minutes
M4	16 minutes
Heathrow Airport	20 minutes
Westfield Shepherd's Bush	40 minutes

Source: Google Maps



Development potential

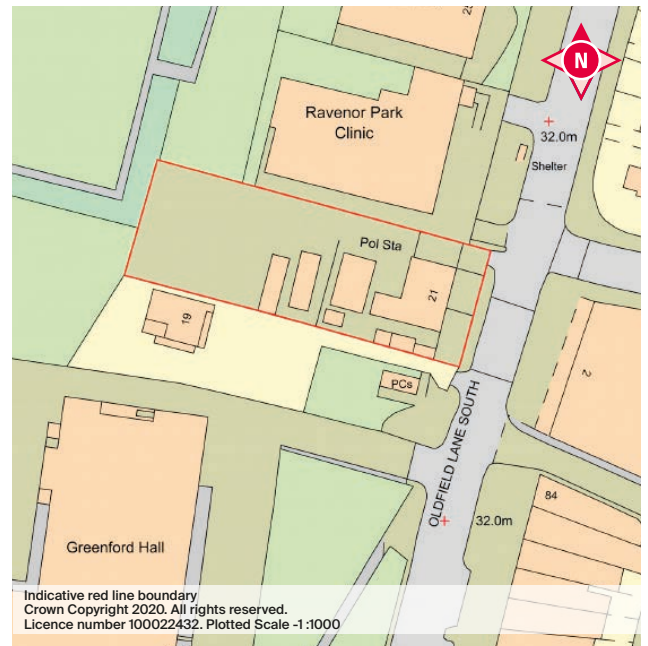
An exciting redevelopment opportunity of a former police station in Greenford.



Rear of former Police Station Building with outbuildings and car park



Rear of former Police Station Building with outbuildings and car park



Site

The property comprises one detached brick building arranged over two storeys, with a car park to the rear for 24 spaces. The site has a fenced boundary. Within the car parking area there are several outbuildings/portacabins including locker rooms, a kitchen and a number of store rooms.

Areas

The main building extends to approximately 3,411 sq ft (316 sq m) GIA. The site measures approximately 0.31 acres (0.12 hectares).

Planning

The nature of occupation demonstrates a lawful use falling within Sui Generis of the Use Classes Order 1987 (as amended).

The property is not listed on Historic England but is locally listed.

Legal title & tenure

The property is held freehold. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Accommodation

Building	Floor	GIA		NIA	
		Sq m	Sq ft	Sq m	Sq ft
Main	Ground	105.62	1,137	75.2	809
	First	77.64	836	62.69	670
Outbuildings	Ground	24.70	266	-	-
Kitchen	Ground	32.32	348	32.32	348
Store	Ground	26.53	286	26.53	286
Locker	Ground	50.05	539	50.05	539
Total		316.86	3,411	246.79	2,652

Indicative floor plan



Inspection

The property may be inspected by prior appointment through the vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Method of sale

The property is being offered for sale by informal tender. Unconditional offers are sought for the freehold interest of the site.

VAT

The property is not elected for VAT.

Forward sale clawback

The sale contract will include a "forward sale clawback" awarding 50% of any uplift to be paid to the Metropolitan Police Service if the site as a whole or in parts (but not any individual units) is sold within 5 years without planning permission. If the site is sold on with planning permission then the clawback will be 50% of the uplift in the site value at the date of the sale discounting any increase in value due to the planning permission or capital improvement to the property.

Debt advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster and to secure optimal lending terms. For more information, please contact

Lisa Attenborough,
lisa.attenborough@knightfrank
+44 20 3909 6846

Other information

Please see the dedicated website for:

- Bidding procedure
- Technical reports
- Legal documents
- Planning report
- Existing building plans
- EPC

www.land.knightfrank.com/view/greenfordpolicestation

For full access to the website, you will be required to enter your company name and email address.

Contact us.

Please get in touch to discuss this opportunity.



Nick Alderman

+44 20 7861 5408

+44 7786 856 173

nick.alderman@knightfrank.com

Maddie Chelsom

+44 20 3761 3150

+44 7773 258 929

maddie.chelsom@knightfrank.com

Sarah Moran

+44 20 3866 7872

+44 7816 605 967

sarah.moran@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2020.

Photographs and videos dated December 2018.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.