



FORMER SCHOOL, 896 FOREST ROAD, WALTHAMSTOW, LONDON E17 4AE

OPPORTUNITY TO ACQUIRE THE FREEHOLD OF A VACANT D1 PROPERTY, WITH DEVELOPMENT POTENTIAL SUBJECT TO PLANNING

The Opportunity

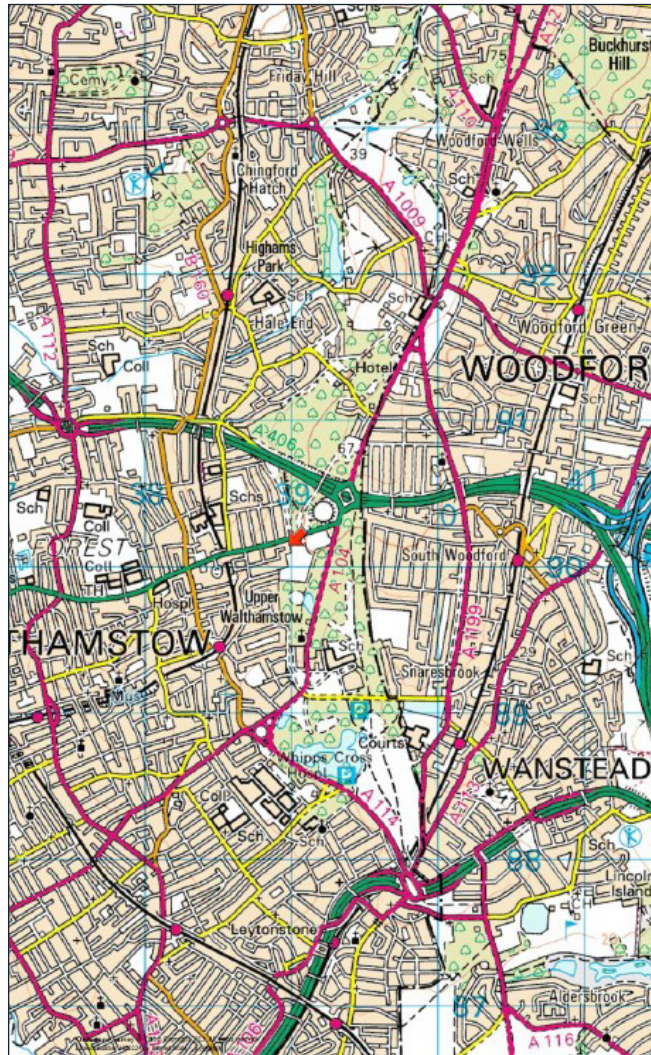
- Detached, adaptable building with established D1 use (soon to be Class F1)
- Offered Freehold with vacant possession
- Gross internal floor area of approximately 334 sq m (3,592 sq ft)
- Site area of c.0.25 acre
- Suitable for a variety of education or community uses, with scope for alternative uses/development subject to planning consent
- Offers in excess of £1.2 million



Location & Situation

The property occupies a prominent position on Forest Road in Walthamstow, within the London Borough of Waltham Forest. The property is situated opposite the junction with Beacontree Avenue. Upper Walthamstow is predominantly a residential area with the green open spaces of Epping Forest in close proximity.

Public transport connections are good with various London underground stations close by, including Walthamstow Central and South Woodford stations, providing access to the Victoria, Central and London Overground lines. The immediate location is also well served by the local network of buses.



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Description

The property comprises a detached three storey period building; it was originally a private residence, then subsequently occupied as a doctor's surgery, before the Vendor acquired the property to be operated as a co-educational independent school for 90 children. The School closed several years ago and the property has been vacant since. Therefore, it requires refurbishment to bring back into use.

The main school building is of solid brick construction with single glazed timber framed sash and casement windows, under a double pitched tiled roof. On the ground floor of the main building are two large classrooms, staff kitchen and WCs. On the first floor are 4 classrooms, WC and book library. On the second floor is an office, music room and WC.

There is a further single storey timber-clad pre-fabricated building which was used for additional teaching accommodation.



Accommodation

The property provides the following approximate gross internal floor areas:

Accommodation	Floor Area GIA	
Ground	121.0 sq m	1,302 sq ft
First	93.7 sq m	1,008 sq ft
Second	40.7 sq m	438 sq ft
Classroom block	70.5 sq m	759 sq ft
Boys WCs	7.8 sq m	84 sq ft
Total	333.7 sq m	3,592 sq ft

We have scaled the Ordnance Survey map of the subject premises and calculate the total site area to be 0.25 acre (0.10 hectare).





Planning and Development Potential

The property is situated within the London Borough of Waltham Forest. The subject property is not listed as a building of Special Architectural or Historic Interest, nor is it situated within a conservation area, however, it is locally listed.

We consider the use of the school building to fall within Use Class D1 (non-residential institutions) of the Town and Country Planning (Use Classes) Order 1987, which includes schools, children's day nurseries, medical uses, training centre, and other non-residential institutional uses. From 1st September 2020, the property will fall within the new Class F1.

The property is ideally suited for a prep or independent school, or could be suitable for a range of other uses including nursery, training, medical and health, or alternative uses, subject to necessary consents.

Prospective purchasers should make their own enquiries of the local authority.

Tenure

The property is offered freehold.

VAT

The property is not elected for VAT.

Offers

We are seeking unconditional and conditional (subject to planning) offers for the freehold interest by way of an informal tender. Further detail on the process can be made available on request.

Guide Price

Inviting offers in excess of £1.2 million.

Viewing and Further Information

Viewings are to be arranged strictly via appointment through sole agents, Gerald Eve. For more information please contact either Ben Gilbey or Morgan Allen.

Contacts

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