



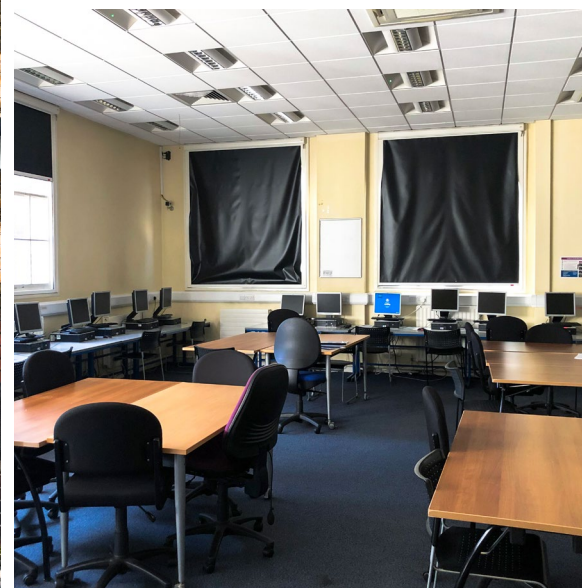
F BLOCK, NEWHAM COLLEGE STRATFORD, WELFARE ROAD, LONDON E15 4HT

OPPORTUNITY TO PURCHASE A SUBSTANTIAL PROPERTY IN EXISTING D1/F1 USE WITH THE POTENTIAL FOR ALTERNATIVE RESIDENTIAL USE, SUBJECT TO PLANNING

Opportunity

- Educational building located in a popular and sought after location
- GIA 2,135 sq m (22,982 sq ft) NIA 1,794 sq m (19,309 sq ft)
- Site area of 0.16 hectare (0.41 acre)
- Potential for continued education use (D1/F1)
- Development potential for residential conversion or demolition and new build, subject to necessary consents
- Other alternative uses considered
- Offered freehold with vacant possession

The property comprises an Edwardian building which currently forms part of Newham College, Stratford, a Further Education College. The property is surplus to requirements and a purchaser is being sought for the freehold interest. We are of the opinion that it would suit continued educational use and that a demonstrable case could be made for a change of use to residential or other alternative uses. The property will be physically separated from the retained campus prior to a sale.



Situation and Location

The property is located in Stratford in the London Borough of Newham, 0.5 mile from Stratford High Street, benefiting from all the local amenities of Stratford, its excellent connectivity to London and the regions and the international attraction of the Queen Elizabeth Olympic Park. Central London is located approximately 7.5 miles to the west. The surrounding area provides a variety of different uses including commercial, residential and education.

Transport connections are excellent with Stratford Underground Station located 0.5 mile to the west which provides London Underground services to Central London via the Central Line and the Jubilee Line. The station also provides London Overground, TfL Rail, Greater Anglia, c2c railway services and High Speed services to East London and Kent. **Stratford will also benefit from Crossrail and the Elizabeth Line when it opens, planned to be Summer 2021.**

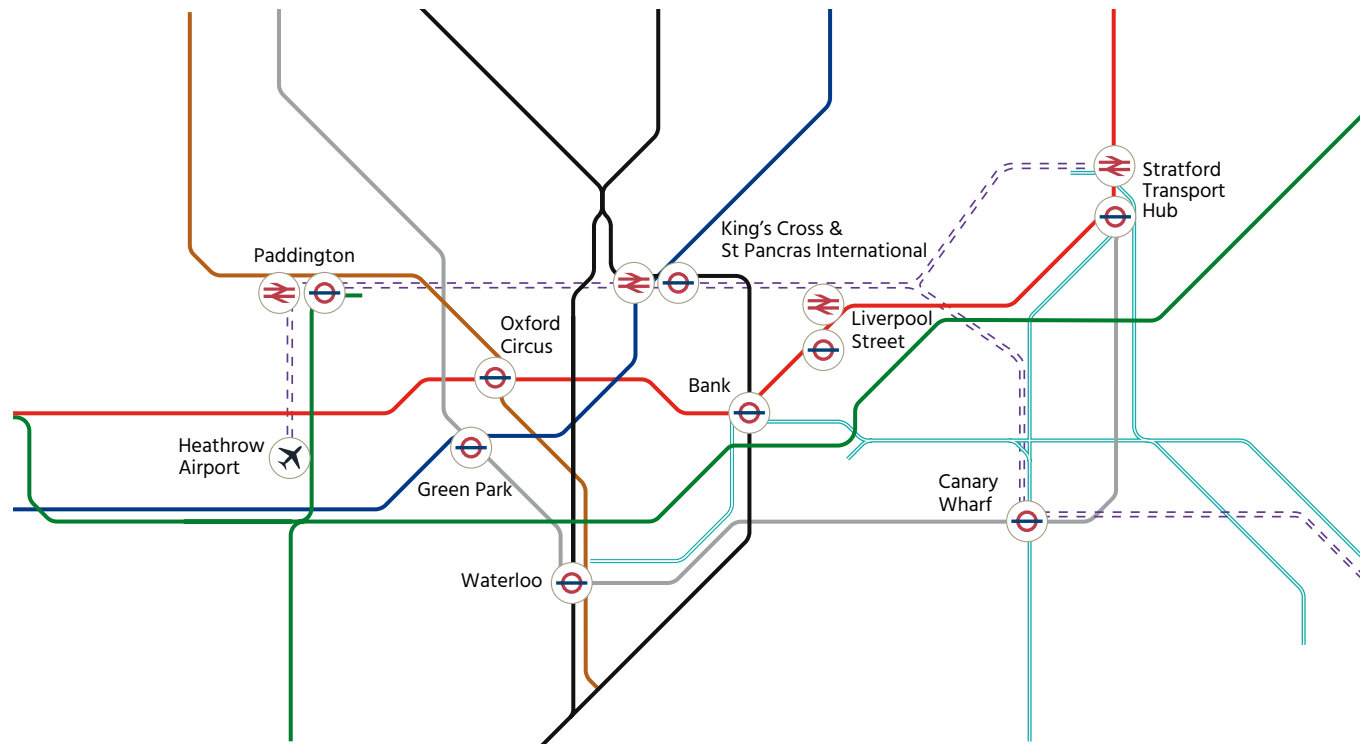
Stratford and the London Borough of Newham has seen significant regeneration and investment prior to and since hosting the London Olympics in 2012.



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Connectivity



Local destinations



From 2021 the Elizabeth Line will shorten journey times to Canary Wharf to 8 minutes and Bond Street within 15 minutes.



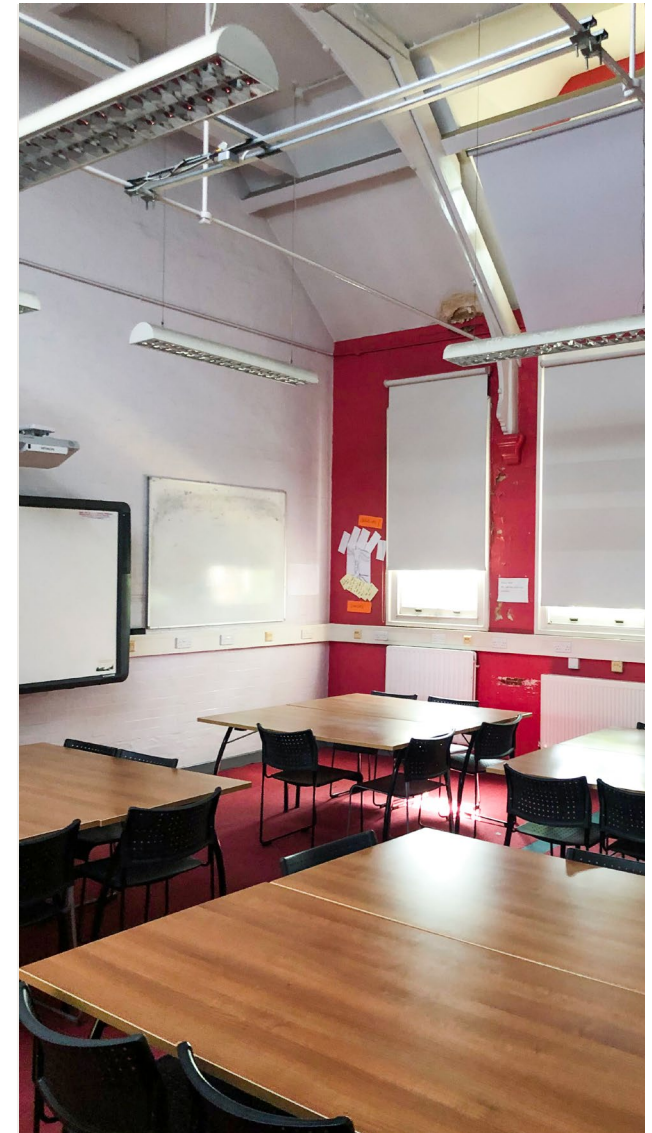
Description

The property comprises a two storey, attractive purpose built Edwardian educational building of brick elevations under a pitched tiled roof, with dormers to part. Windows are attractive timber framed sash. Internally it comprises teaching accommodation with high floor to ceilings, providing good quality teaching space with excellent natural light and skylights to the first floor. A lift serves the building. The arrangement of the accommodation would suit conversion to residential apartments.

Externally the property benefits from direct access to the public highway at Tennyson Road and will be offered with front and rear amenity space. There is a metal security fence to the front and a similar fence will be erected to the rear between the property and the College prior to a sale.

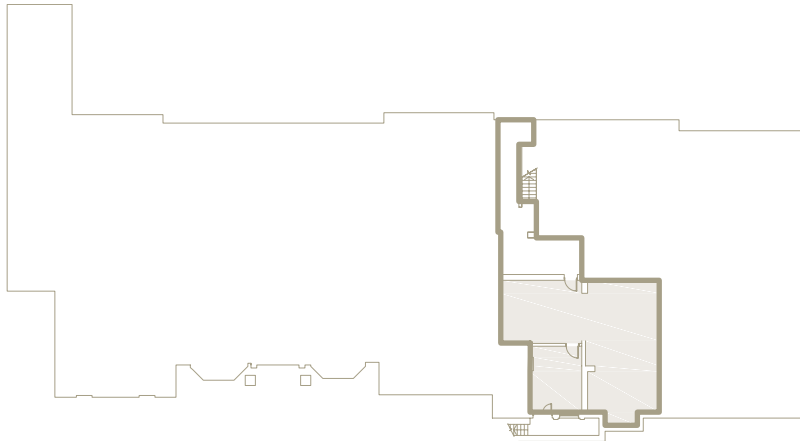
The total GIA is 2,135 sq m (22,982 sq ft). The NIA is 1,794 sq m (19,309 sq ft). The site area is 0.16 hectare (0.41 acre).

Please click on the link below for a video tour of the building https://youtu.be/LaFWIW_NPVw

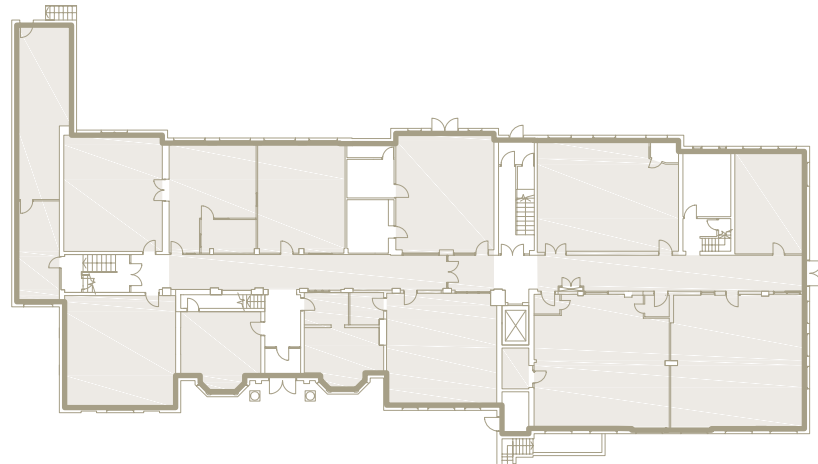


Floorplans

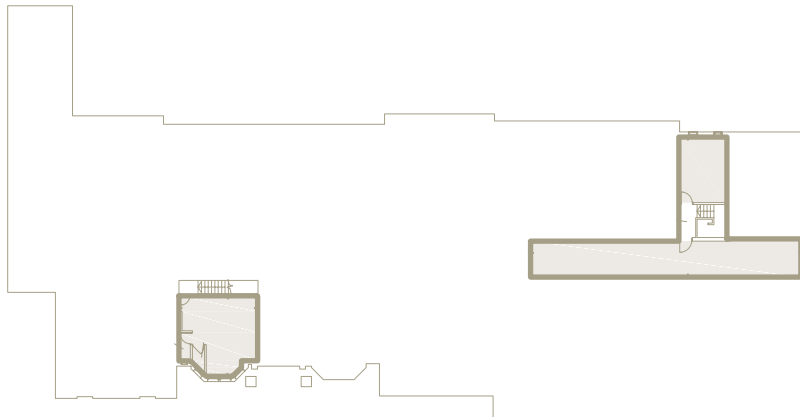
Basement



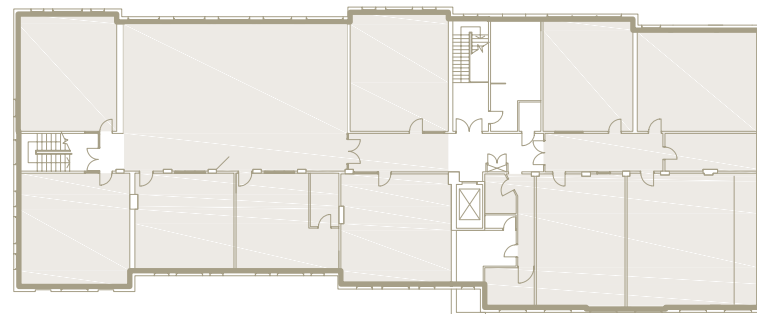
Ground Floor



Mezzanine Floor



First Floor





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Services

The property will be disconnected from the retained College prior to a sale but is capable of all mains services direct from the public highway. A passenger lift serves the building.

Planning and Development Potential

The property is located within the London Borough of Newham. The established use of the property falls within Use Class F1 (formerly D1) of the Town and Country Planning (Use Classes) Order 1987, as amended.

A planning statement can be made available on request. We are of the opinion that the property would suit conversion to approximately 20 flats in its existing configuration or through demolition and rebuild, subject to planning. All parties are advised to make their own enquiries of the local planning authority.

Upon a sale, the property will be separated from the retained College campus and the services disconnected. Parties would be required to reinstate the services from the adjoining highway at their own cost.

The London Borough of Newham Planning Department can be contacted on 020 8430 2000 or duty.officer@newham.gov.uk

Tenure

The property is offered freehold with vacant possession.

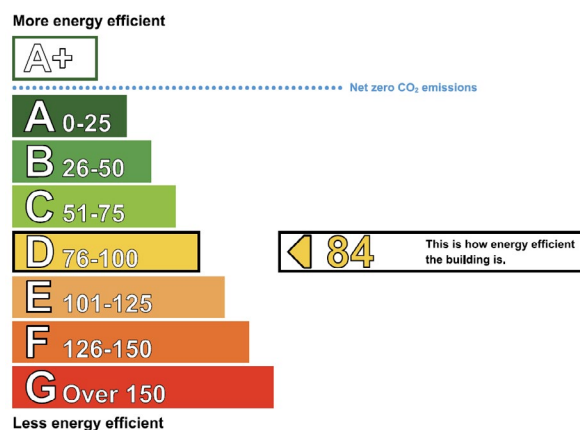
Method of Sale

We are inviting offers on behalf of the Vendors for the freehold interest by way of informal tender. Further detail on the process can be made available on request.

VAT

The property is not elected for VAT

EPC Rating



Viewings and Further Information

Viewings should be arranged strictly via appointment through sole agents, Gerald Eve. We recommend potentially interested parties view the video tour https://youtu.be/LaFWIW_NPVw before arranging a viewing with us.

A data room will be made available with, amongst other documents, the following available:

- Scaled floor plans and measured survey
- Copy of registered title and title plan
- Ordnance Survey plan
- Energy Performance Certificate (EPC)
- A Video tour of the property

Guide Price: Offers in the region of £3,500,000 are sought

For more information please contact either Ben Gilbey or William Ray.

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