

### Process

Unconditional sealed offer bids are invited for the freehold interest in the site edged red and must be submitted on the enclosed Informal Tender Form.

The completed Informal Tender Form together with the Certificate of Bona Fide Tendering enclosed must be sent in a sealed envelope using the address label provided.

The outside of the envelope must bear no indication of the sender and must be received at the following address by **12 noon on Friday 20<sup>th</sup> January 2012**.

London Borough of Waltham Forest  
Post Room  
Waltham Forest Town Hall Complex  
Forest Road  
Walthamstow  
London E17 4JF

Failure to comply with the above and the submission requirements enclosed may disqualify any offer made or received.

The Council is not bound to accept the highest, lowest or any offer received.

The successful bidder will be formally advised in writing.

Exchange of contracts will be required to take place within 10 working days of the formal letter of acceptance.

The purchaser will be expected to complete the transaction within 21 days thereafter.

### Supporting documents

The following can be found on the following link : <http://www.walthamforest.gov.uk/friday-hill-house-disposal>  
Legal pack  
Planning & Housing guidance  
Asbestos survey  
Floor plans

### Misrepresentation Act 1967

These particulars are for information purposes only and not to be relied upon as statements or representations of fact. Whilst these particulars are believed to be correct, they are in no way guaranteed, neither do they constitute an offer nor form part of any contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars and also of the suitability of the land for the purpose required.

### Money Laundering Regulations 2003

Anti-money laundering regulations came into force in March 2004. The Regulations require the Council, as vendor, to confirm the identity of buyers of its property.

In order to comply with the Regulations bidders are advised that before an offer is accepted the Council will require the production of:

- i) photographic proof of identity in the form of eg a passport or driving licence
- ii) proof of current address in the form of eg a utility bill, confirming evidence of residence over the last three months

Please note that the above documents will still be required where a bidder is acting for or on behalf of a company together with written authority from the company and a copy of the certificate of incorporation.



# FOR SALE

# GRADE 2 LISTED BUILDING AND GROUNDS



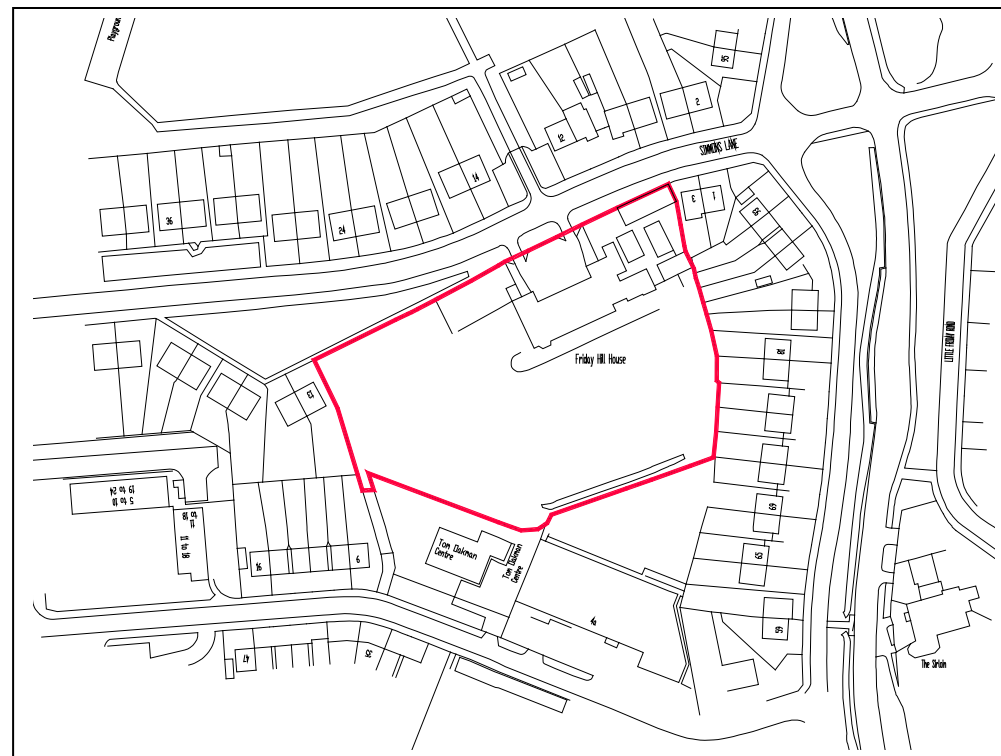
## BY INFORMAL TENDER

## NOON FRIDAY 20TH JANUARY 2012



**SALES PARTICULARS  
FOR FREEHOLD SALE OF FRIDAY HILL HOUSE  
7 SIMMONS LANE, CHINGFORD, LONDON E4 6JH**

- Description:** Grade 2 listed building, former Manor House, built 1840. Gross internal area of the main building measures 1,052sqm. Outbuildings (former stable block and brew house) comprise a further 134sqm. The site edged **red** comprises approximately 1.90 Acres net or 2.22 acres gross as shown by red outline on the OS sale plan attached.
- Location:** The building is situated on Simmons Lane and within close proximity of the North Chingford District Shopping Centre.
- Transportation:** Chingford Station is within 20 minutes walking distance and provides a direct service into Liverpool Street or Walthamstow Central. Bus services exist to Wood Green, Walthamstow, and Loughton. The site is located close to the A110 and has easy access to the A406 and M25.
- Current use:** The site is currently vacant and was previously used by the Adult Learning service.
- Planning:** An informal planning guidance document is attached. The Council's preferred use would be social infrastructure and/or residential. Details of the relevant planning policies can be found on the Council's web site [www.walthamforest.gov.uk](http://www.walthamforest.gov.uk). **Please also refer to Ian Ansell in the Development Management Team on 020 8496 6300.**
- Services:** All main services to the site are available.
- Tenure:** The site is offered for sale freehold. A copy of the Council's Title together with tender documentation and answers to standard enquiries are attached.
- Viewing:** The building will be open for viewing on Tuesday mornings between 10am and 11am or by appointment only with Duncan Payling or Sunil Kumar on 020 8496 8075-8069 or by e-mail [duncan.payling@walthamforest.gov.uk](mailto:duncan.payling@walthamforest.gov.uk) or [sunilkumar@walthamforest.gov.uk](mailto:sunilkumar@walthamforest.gov.uk)
- Offers:** Unconditional offers are invited by: **Noon 20th January 2012**



**FRIDAY HILL HOUSE, 7 SIMMONS LANE, CHINGFORD E4 6JH**

**CONDITIONS OF OFFER AND SUBMISSION REQUIREMENTS**

- 1) The Council is inviting best and final offers for the building. The site is edged red and extends to approximately 1.90 Acres net, (0.77 ha).
- 2) Offers should be made in writing on the Informal Tender Form in pounds sterling. A 10% deposit will be required on exchange of contracts, the balance shall be payable on completion of the sale. If exchange of contracts has not taken place within 10 working days of an offer being formally accepted the Council reserves the right to withdraw the contract.
- 3) If the offer is made on behalf of a company the offer shall contain the full name and address of the company and shall be signed by a director or the person empowered to make an offer on behalf of the company and shall state the capacity /position of the person by whom the form is signed.
- 4) The Council reserves the right to investigate the bidder's financial status and ability to carry out the scheme. Proof of funding is required on submission of the bid. In addition, each bidder shall submit the name and address of the solicitor who will act in the event of the tender being accepted and the name and address of their bankers to whom a reference may be made.
- 5) In the event that planning consent is subsequently granted for a scheme which provides in excess of 45 habitable rooms\* on the whole site the Council shall be entitled to receive an overage payment of £10,000 for each additional habitable room for a period of 10 years from the grant of planning permission (\*rooms used for dwelling purposes excluding dedicated kitchens and bathrooms).
- 6) The bidder shall take the site in its present condition and shall execute all necessary clearance work at its own expense; the Council does not warrant that the site is fit for the purpose for which it is to be used and the Council will not be held responsible for the maintenance of all the boundaries around the curtilage of the site, and for providing any suitable boundary treatment specified by the Council's Planning officers.
- 7) No tender will be considered in which the amount is indefinite or calculated only by reference to other offers.
- 8) The Council is not obliged to accept the highest bid or any other bid and reserves the right to negotiate with any bidder before final acceptance of a bid. The Council shall not be liable for the bidder's costs in submitting an Informal Tender.
- 9) The successful bidder shall be responsible for the Council's legal costs and surveyor's fees incurred in connection with the transaction which shall not exceed the sum of £5,000 plus VAT (if applicable) in respect of the freehold disposal.
- 10) Offers must be returned in a plain sealed envelope using the address label provided to arrive no later than noon on Friday the 20th January 2012.
- 11) The outside of the tender envelope must bear no mark or indication of the identity of the sender. Tenders should not be sent by fax, recorded delivery or registered post. Tenders delivered personally will only be accepted between the hours of 9.00am and 5.00pm Mondays to Fridays.
- 12) The canvassing of any Member or Officer of the Council for the Acceptance of any Informal Tender will disqualify the bidder by or on whose behalf the canvassing is carried out.