

London Borough of Ealing

Sports Ground, Queens Drive, Ealing W5

A LONG LEASE AVAILABLE
FOR DISPOSAL
BY TENDER



Finance 6th November 1992

AHB Watkins FRICS
Chief Valuer
London Borough of Ealing
Perceval House
14-16 Uxbridge Road
Ealing W5 2HL
Tel: 081-758 5283 (Mr Barrett)
FAX: 081-566 3092

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Appendix "A" Plan No. EV.787

Appendix "B" Location Plan

Appendix "C" Public Statutory Undertakers

Appendix "D" Main Terms and Conditions of Lease

Appendix "E" Particulars of Title

Form of offer letter

1. THE PROPERTY

The subject property comprises an ex-school sports ground and is approximately 6.415 acres in area. It includes a pavilion and separate groundsman's cottage, together with tennis courts.

The site is shown edged black on Appendix "A".

2. LOCATION

The property is located off Queens Drive, W5 and has secondary access off Monks Drive. It is situated in a good quality residential area, and is very close to the A406 North Circular Road. The A40 Western Avenue is five minutes' drive away, with its good access to both Central London and the M25.

West Acton (Central Line) and North Ealing (Piccadilly Line) underground stations are both less than five minutes' walk away.

A location plan is shown on Appendix "B".

3. SERVICES

All the usual services are available to the site, but prospective bidders must satisfy themselves of this before making a bid. A list of the statutory undertakers and public utilities appear in Appendix "C".

4. VIEWING

This is to be by appointment only. Please contact Mr Barrett on 081-758 5283 or by Fax on 081-566 3092.

5. PLANNING CONSIDERATIONS

The site is a well established open space located within the Hanger Hill Garden Estate Conservation Area. As such, no building will be allowed other than small-scale facilities ancillary to the sports ground use, and any alterations to the existing buildings will need to accord with the Local Planning Authority's Conservation Area policies.

All planning queries should be directed to :

Mr R Massey
London Borough of Ealing
Planning & Regulatory Group
Perceval House
14-16 Uxbridge Road
Ealing W5 2HL

Tel : 081-758 5650

6. INTEREST TO BE DISPOSED OF

A lease of 130 years is to be granted at a peppercorn rent. The main terms and conditions are set out in Appendix "D", and the draft is available by applying to the Council's solicitors, Messrs Crossman Block - see below.

Particulars of Title are attached (see Appendix "E").

All potential bidders must take the necessary steps to inspect the Title and satisfy themselves on Local Land Charges and Enquiries Before Contract.

Copies of standard replies are available by applying to:-

Messrs Crossman Black Solicitors
Aldwych House
Aldwych
London WC2B 4DB

Tel: 071-836 2000

Please mark all correspondence for the attention of Mr S E Solomon.

7. INSTRUCTIONS

(a) Prospective purchasers are to submit brief details of their proposals for the site.

(b) All bids are to be subject to contract.

8. PROCEDURE TO FOLLOW ON MAKING AN OFFER

(a) All offers must be received by the Chief Executive not later than 12 noon on 7 December 1992.
Late offers will not be considered.

(b) At no time prior to the opening of the offers may applicants describe financial details of their offers.

(c) All offers must be made on the attached offer form and sent to the Chief Executive in the envelope provided with these particulars and under no other cover.

No indication as to the identity of the bidders is to be made on the envelope.

(d) A copy of your latest annual report and accounts should be submitted and these together with any plans, should be provided in a separate envelope from that containing the offer.

(e) No indication will be given by any Council Officer as to the price which the Council may be expecting for the land.

(f) Offers conditional upon the applicant obtaining any planning consent will not be considered.

(g) All bids are to be subject to contract.

9. REQUIREMENTS ON ACCEPTANCE OF AN OFFER BY THE COUNCIL

(a) Within six weeks of the closing date the Chief Valuer will write to all applicants and inform them whether or not their offer is acceptable.

(b) The successful applicant will be expected to enter into the lease within four weeks of being informed that their offer has been accepted.

(c) The Council does not bind itself to accept the highest or any offer.

10. MISREPRESENTATION ACT (1967)

These details are particulars only, and are issued subject to formal contract. Whilst believed to be correct, their accuracy is not guaranteed, and it is the responsibility of the applicants to satisfy themselves as to the correctness thereof.

AGENTS PLEASE NOTE: In the absence of a written agreement to the contrary the Council will not pay agents for introducing a purchaser.

11. ENQUIRIES

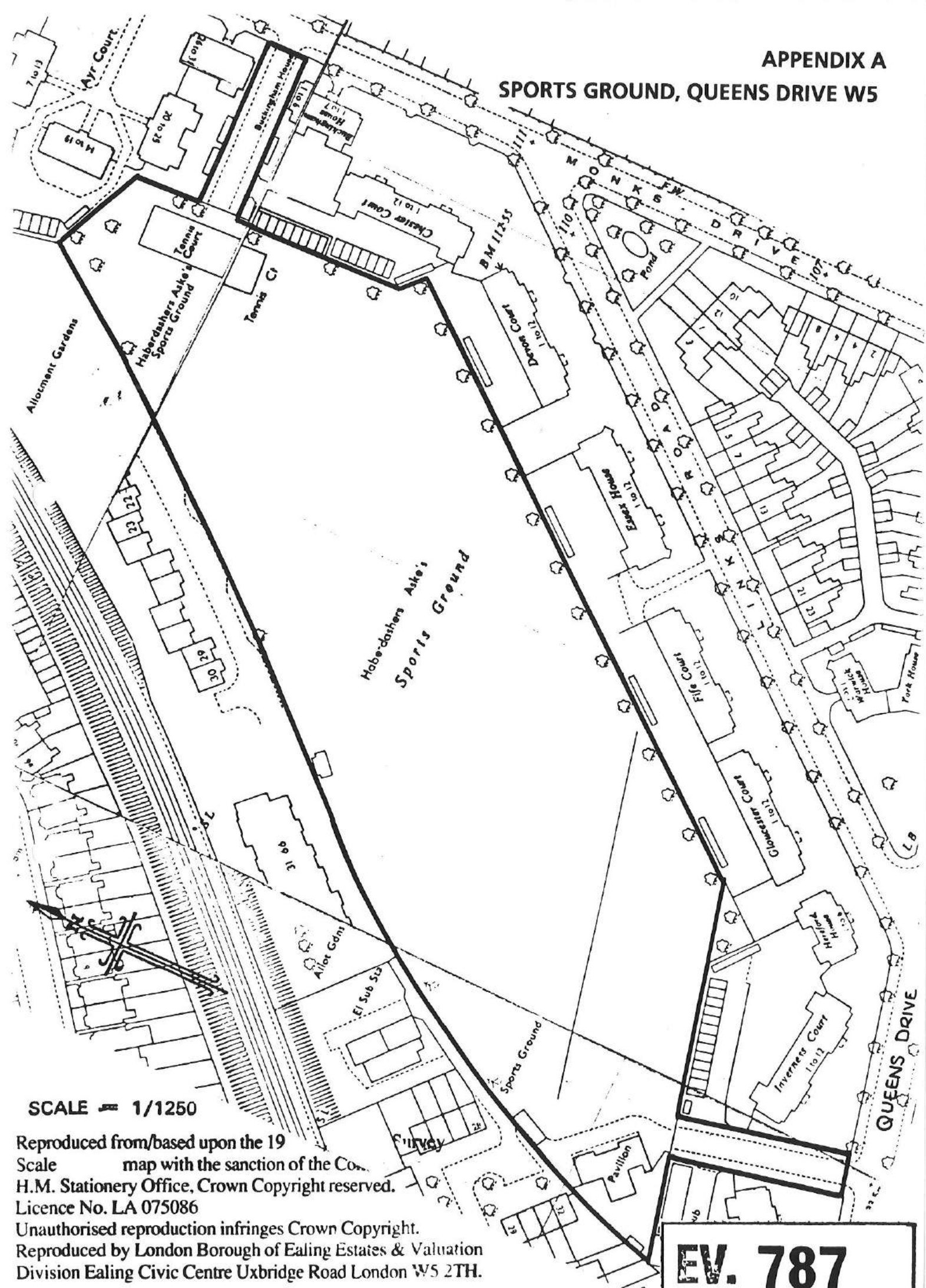
Any enquiries regarding this site and/or these particulars should be directed in the first instance to :-

The Chief Valuer
Finance Department
London Borough of Ealing
Perceval House
14-16 Uxbridge Road
London W5 2HL

Tel No : 081-758 5283
Fax No : 081 566 3092

For the attention of Mr Barrett

APPENDIX A
SPORTS GROUND, QUEENS DRIVE W5



SCALE = 1/1250

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Scale map with the sanction of the Com.
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Division Ealing Civic Centre Uxbridge Road London W5 2TH.

EV. 787



SPORTS GROUND, QUEENS DRIVE W5

STATUTORY UNDERTAKERS & PUBLIC UTILITIES

1. THAMES WATER UTILITIES
WATER DIVISION OPERATIONS
KEW BRIDGE WORKS
KEW BRIDGE ROAD
BRENTFORD
MIDDX. TW8 0EF

TEL: 081-847-5561
2. SOUTHERN ELECTRIC
THAMES DIVISION
ENGINEERING DEPARTMENT
P O BOX 799
SLOUGH SL1 2UQ

TEL: 0753 - 695102
3. BRITISH GAS
NORTH THAMES
125 MANOR ROAD
RICHMOND
SURREY TW9 4QB

TEL: 081-878-9191
4. BRITISH TELECOMMUNICATIONS PLC
WESTERN LONDON DISTRICT
32/38 UXBRIDGE ROAD
EALING W5 2BA

TEL: 081-456-8662
5. LONDON BOROUGH OF EALING
BOROUGH ENGINEER
22/24 UXBRIDGE ROAD
EALING W5

TEL: 081-579-2424 EXT: 52523

APPENDIX "D"

HABERDASHERS ASKE'S SPORTS GROUND, QUEENS DRIVE, ACTON, W3

Principal Terms of a lease for 130 years

1. The term is to be for 130 years.
2. The rent is to be peppercorn without review.
3. The lease is to be full repairing and decorating including repairs and replacement of boundaries as necessary.
4. The lessee is to be responsible for insurance.
5. The lessee is to be responsible for Non-Domestic Rates and all other outgoings.
6. The property to be disposed of is to be used for open space and sportsground purposes only.
7. Assignment of the whole of the premises will be permitted only after receipt of the Council's written consent such consent not to be unreasonably withheld. Assignment of part will be expressly forbidden.
8. There is to be no underletting of all or part without the consent of the Council such consent not to be unreasonably withheld.
9. There is to be no building on the site apart from buildings which are ancillary to an open space and sportsground use and for which planning and other statutory consents have been obtained.

APPENDIX "E"

PARTICULARS OF TITLE

SPORTS GROUND TO THE NORTH OF QUEENS DRIVE EALING W5

1. TITLE

Freehold. Registered Title Absolute. See Plan.

2. RIGHTS & EASEMENTS AFFECTING THE PROPERTY

2.1 A Deed of Grant dated 5 December 1966 grants rights to the Southern Electricity Board to lay a drain, make connections to the drain, lay water supply pipes and thereafter to maintain both drains, sewers and water supply pipes in accordance with the Deed. There is a plan attached to the Deed showing the route of the pipes.

2.2 Rights granted by a Deed dated 23 April 1982.

The rights appear to be in favour of the Griffin Housing Association Limited (Developer). We do not hold the deeds to this property. There is no copy of the deed filed at the H M Land Registry. A copy of the deed is enclosed with the Land Certificate. We cannot provide any further information in respect of this deed unless and until the Land Certificate and other deeds and documents are found.

3. RIGHTS & EASEMENTS BENEFITING THE PROPERTY

There are none.

4. COVENANTS AFFECTING THE PROPERTY

A Conveyance dated 22 November 1918 contains a covenant that the owners of the land will not cause annoyance to the owners or occupiers of adjacent or adjoining land or permit the property to be used for any noxious, noisy or offensive trade or business. The covenant provides that this restriction does not prevent the owners of the property from carrying out the work of a factory for the manufacture of aeroplane engines or aircraft and use the premises as an aerodrome and aviation ground or for any purpose which in the opinion of the President for the time being of the "Surveyors Institution" is not more noxious, noisy or offensive than an aeroplane and engine factory, aerodrome and aviation ground. Again, we cannot provide any further details in respect of this covenant as there is no copy of the Conveyance filed at the Land Registry and we do not have the deeds and documents for the property.

Crossman Block

Ref : LMH/SES/50373/28

CHIEF EXECUTIVE
LONDON BOROUGH OF EALING
ROOM 311 (POST ROOM)
PERCEVAL HOUSE
14/16 UXBRIDGE ROAD
EALING
LONDON W5 2HL

7 December 1992

SUBJECT TO CONTRACT

OFFER FOR LEASEHOLD INTEREST WITH VACANT POSSESSION

HABERDASHERS ASKE'S SPORTS GROUND, QUEENS DRIVE, ACTON, W3

1. I/we hereby offer the sum of £..... (.....
.....) (in words) for the leasehold interest
of the property delineated on Plan EV.787.
2. I/we enclose with my/our offer the latest copy of my/our Company's
annual report and accounts.
3. My/our funder will be:-
..... NAME OF FUNDER
..... ADDRESS OF FUNDER
.....
.....
.....
4. I/we confirm I/we have no objection to my/our funder being asked
by the Chief Valuer to provide a financial reference confirming
that adequate funding will be available to enable me/us to complete
the purchase, if my/our offer is accepted.

5. I/we acknowledge that before making this offer I/we have examined the Title to the property, the Enquiries before Contract and Local Land Charges documents, that these are satisfactory, and that no further requisitions will be necessary.

6. The name and address of my/our solicitors is as follows:

.....
.....
.....

7. I/we agree not to apply for any town planning permission or other statutory consent before entering into a lease with the Council for 130 years.

8. I/we accept all of the other conditions in the Disposal Particulars dated 6 November 1992, including the obligation to take a lease for 130 years within six weeks of my/our offer being accepted.

SIGNED :

STATUS :

ON BEHALF OF :

.....
.....
.....

DATE :

NOTE: Legal Enquiries should be made to:-

Messrs. Crossman Block
Aldwych House
Aldwych
London WC2B 4DB

Attn. Mr. Solomon

Tel: 071-836-2000