

November 2020

Former Tooting Police Station & Section House, 251 Mitcham Road, Tooting, SW17 9JQ

We have pleasure in providing details for the above development opportunity which we have been instructed to sell on behalf of our client.

The 0.847 acre / 0.343 HA site comprises an exciting opportunity to create a high quality development in the heart of Tooting.

The site will be sold freehold by private treaty via informal tender (subject to contract) on an unconditional basis. The bid date is set for **12 noon, Friday 4th December 2020**. The site may be inspected externally at your convenience or internally by prior appointment only.

To assist with your due diligence, a dedicated website has been set up and contains detailed information relating to location, planning and technical information. To enter the site, you will be required to enter your company name and email address. The site details are:

www.land.knightfrank.com/view/tootingpolicestation

Bids should be delivered by e-mail to the vendor's sole selling agent via Nick Alderman at **Nick.Alderman@knightfrank.com**. Within the offer letter bidders will be required to provide specific information to include the following:

- ◆ All bids should be marked "Met Police Tender – Tooting"
- ◆ Confirmation of any conditions associated with your bid
- ◆ Details of any planning or sales overage associated with your bid
- ◆ Details of the solicitors who will be acting in the purchase if the bid is acceptable
- ◆ Details of your funding arrangement (clarification and confirmation may be sought in certain circumstances)
- ◆ Confirmation of the bidder's authority to bid, and (where appropriate) confirmation that any offer made has full board approval (copies of the relevant board minutes may be requested in this regard)
- ◆ Timetable you require to proceed to an exchange and thereafter completion of contracts, should your bid be accepted

We hope this exciting development opportunity is of interest to you and needless to say should you have any questions in respect of the same, we would be delighted to take any enquiries at your convenience.

Yours sincerely,



Nick Alderman MRICS

Partner - Residential Development

nick.alderman@knightfrank.com

T 020 7861 5408 / 07786 856173

T +44 20 7629 8171 F +44 20 7493 4114
55 Baker Street London W1U 8AN

KnightFrank.co.uk

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street London W1U 8AN where you may look at a list of members' names.