

# Operational Filling Station with Redevelopment Potential

## FREEHOLD FOR SALE

On the Instructions of MRH (GB) Ltd

## ROMFORD RM3 0AB

### Faringdon Avenue



#### Location

The site is situated in the Harold Hill suburb of Romford, and is located 600 metres from a 5-way intersection including four primary routes of Eastern Avenue East (A12), Colchester Road (A12), the Southend Arterial Road (A127) and Main Road (A118). Romford town centre is approximately 3.5 kilometres to the south west of the site.

The site is bound to the north by Faringdon Avenue, and Neave Crescent to the west, whilst residential properties on Gascoyne Close form the southern boundary. Existing development in the immediate area includes industrial, office, trade counter and employment uses to the north and east of the site, whilst residential areas predominate to the south and west.

#### Description

The site comprises a Jet petrol filling station and an MOT inspection station to the rear of the site. The filling station consists of four pump islands in a four-square formation under a large canopy and a single-storey shop of approximately 90 sq m (970 sq ft). The site also benefits from an open car wash along the western boundary and air/water facilities.

The site extends to approximately 0.22 hectare (0.54 acre).

#### Trading

The site is offered subject to a fuel supply agreement. Further details will be released to shortlisted parties.

Year	Fuel /Litres	Shop	Valeting	Other income
2005	3,196,412	£747,061	£3,300	£4,832
2006	2,548,080	£1,043,610	£12,048	£2,260
2007	2,758,021	£1,185,294	£10,829	£1,378

Revenues exclude VAT.

#### Planning

Planning officers have stated that the site may be suitable for residential development, subject to obtaining satisfactory planning approvals. Please refer to the Planning Commentary for further information.

#### Environmental Condition & Indemnity

An Environmental Report Summary of the property is included within the **Further Information** section of the website, which outlines the reports carried out on the site. Prospective purchasers will be able to undertake updated Environmental Assessments at their cost, following exchange of contracts, in order to satisfy themselves on the condition of the property. Copies of previous reports will be available for shortlisted parties, subject to assignment from the respective consultants. The successful purchasers will be required to provide an environmental indemnity to the Vendor for all past or future contamination.

#### Tenure

The site is available freehold with vacant possession, or as a trading entity. Part of the site is let on a lease with effect from December 2005, terminating November 2008, outside the 1954 LTA at a passing rent of £10,000 per annum. If acquired as a trading site, TUPE regulations will apply and wet and dry stock is to be purchased at cost upon completion.

#### Offers

The preference is for unconditional offers to be submitted. However, conditional offers upon planning will also be considered. All offers must be accompanied by details of funding for the proposed acquisition. Conditional offers must include full supporting information together with site layout plans and details of conditions.

All offers are to be submitted to Mark Frostick no later than **12 noon on Friday 18<sup>th</sup> July 2008**. Our clients do not bind themselves to accept the highest or any offer received. Prior to submitting any offer, interested parties should refer to the sale contract detailing the conditions of the disposal and other relevant information, found in the **Further Information** section of the website.

All offers are to be set out on the Schedule provided.

#### Stamp Duty

Stamp duty will apply on the sale of this property.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

#### Further Information - [www.malthurstpfssites.co.uk](http://www.malthurstpfssites.co.uk)

The following further information is available (where applicable) to download:

- Environmental Summary
- Report on Title
- Fuel Supply Agreement Summary/Trading Figures
- Specimen Sale Contract
- Offer Schedule

#### VAT

Value Added Tax will be charged at the prevailing rate.

#### Viewing

Strictly by appointment through the sole agent.

#### Contact:

**Mark Frostick**  
**01480 371 456**  
**maf@rapleys.co.uk**



**0870 777 6292**  
**www.rapleys.co.uk**

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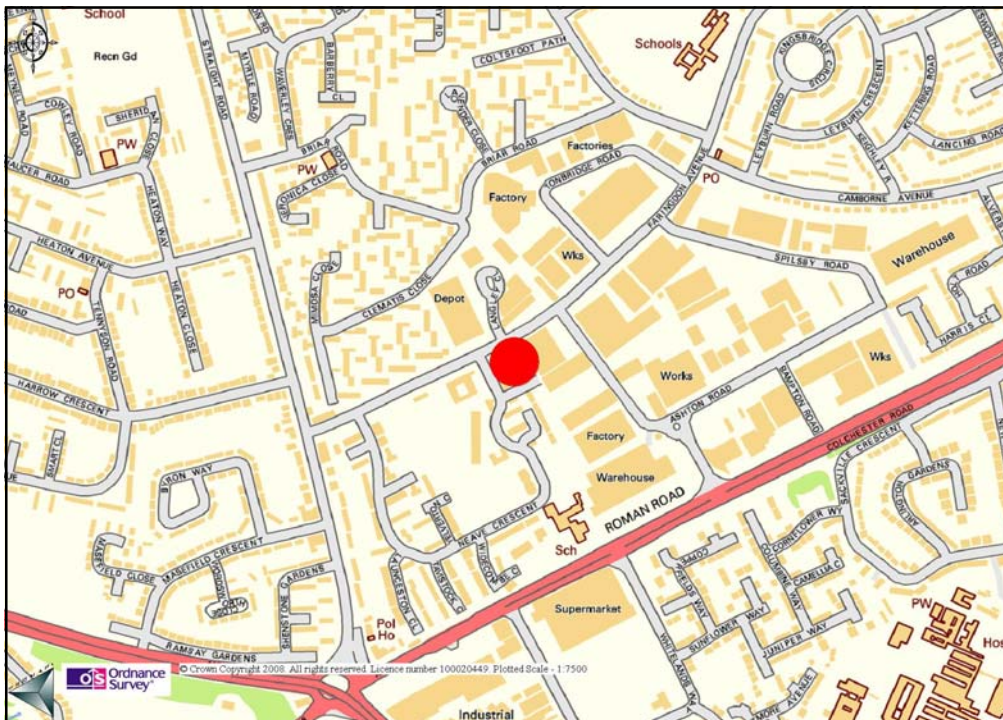
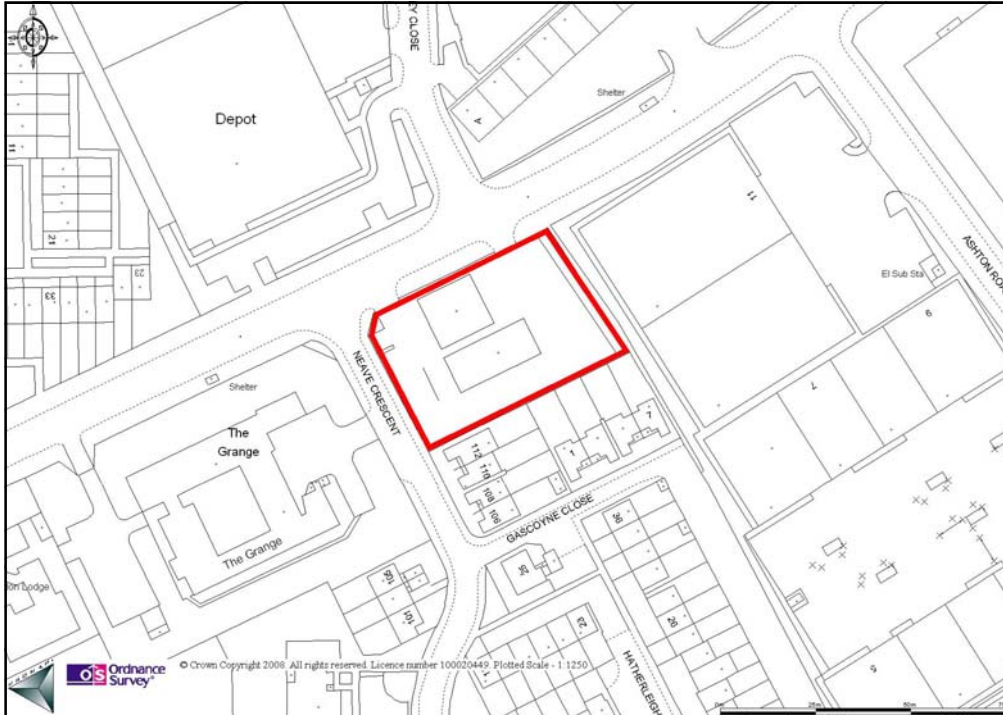
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# **ROMFORD RM3 0AB**

## **Farringdon Avenue**

### **Site and Surroundings**

The site consists of an operational Texaco Filling Station, located on the corner of Farringdon Avenue and Neave Crescent.

The site is bounded to the north/east by an Industrial Employment designation (Main Employment Area). Opposite the site is the, recently demolished, former elderly care home, known as The Grange. To the south and west of the site and beyond the industrial/employment designation are residential dwellings.

### **Planning History**

A desk top review of the planning history for the site has been undertaken and is attached at **Appendix 1**. Written records for the Authority date back to 1970's, however only applications received since 1990 are available on the internet. Council Officers have verbally confirmed that there is advertisement consent for the site, which dates back to 1971, relating to petrol filling station use. This would indicate that the use of the site as a petrol filling station dates back to that time period, if not longer. As yet, alternative uses for the site have not been tested by a planning application.

However, it is noted that planning permission was granted in December 2007 at The Grange (opposite the site) (ref: P1320.07) for the construction of a new 114 bedroom residential replacement care home facility with parking and landscaping.

### **Planning Policy**

Local planning policy is contained within the Havering Unitary Development Plan adopted March 1993, and as saved from September 2007 for a period of 3 years.

The proposals map of the Havering Unitary Development Plan, confirms that the site does not benefit from a specific (or wider) designation or allocation, and hence is not identified for any particular use.

In general terms, the adopted local plan confirms that the Council seek to provide new housing and retain existing housing stock. In particular, Policy HSG1 states that when sites become available outside Green Belt, Employment, Commercial Areas and Town, District and Local Centres, no other uses will be permitted except housing.

Emerging policy is contained within the Core Strategy and Development Control Submission Development Plan Document (dated November 2006). As the document has now been to examination, the policies contained therein are at an advanced stage (with adoption likely in July 2008), and are considered relevant.

The Submission Core Strategy confirms that the site is not designated for any particular use. The relevant Core policies reflect the UDP and seek to provide new housing stock and sustainable communities. In particular Policy CP1 – Housing Supply –states that outside town centres and the Green Belt, all non designated land will be prioritised for housing.

A series of amendments are proposed to the Submission Version document, albeit these do not alter the thrust of securing residential development on non designated sites. Whilst the DPD also includes Development Control Policies, these will not be adopted at the same time as the Core Strategy, as the Council have deferred to the Secretary of State in respect of their affordable housing policy (the Inspector has requested that affordable housing provision be increased from 35% to 50%).

### **Officers View**

Telephone discussions have been held with Martin Thomas, Policy Officer at Havering Council who has confirmed that whilst a change of use of the site would be acceptable, mixed uses or other forms of development that provided employment or commercial uses would not be favourably considered. Residential however would be appropriate in policy terms.

### **Planning Discussion**

The loss of the petrol filling station appears acceptable in policy terms, and initial discussions with the Council confirms this.

It is considered that the site would be able to accommodate residential development, being within a predominately residential area, albeit its proximity to the employment area to the northeast would require detailed consideration of the site's layout, orientation and height, to ensure the amenity of new resident's was protected.

A mixed use development on the site would not be supported - such a proposal does not accord with existing policy or the emerging LDF, which both prioritise all non allocated land for housing use. In these terms, a good case can be put forward for residential use, having regard to the site's surroundings and the policy position.

Thus, overall, the use of the site for residential development has merit and would be policy compliant subject to other (normal) development control matters, as relating to car parking/accessibility, density, amenity and affordable housing.

### **Conclusion and Recommendations**

The loss of the Petrol Filling Station is likely to be acceptable in principle. In general terms, residential use of the site is likely to be acceptable, subject to usual development control considerations, and a scheme that adequately respects its surroundings.

### **Appendices**

1. Schedule of Planning History

## APPENDIX 1 – PLANNING HISTORY

REF	DESCRIPTION	DECISION	DATE	
P0686.01	Proposed alterations to form 2 no. lance wash bays.	03/05/2001	Approved with conditions	25/07/2001
P1122.95	Continued car sales and erection of permanent sales buildings to replace portacabin.	27/09/1995	Approved with conditions	12/08/1997
A0039.95	Forecourt signs, shop/canopy fascia and freestanding monolith.	06/06/1995	Approved with conditions	12/07/1995
P1460.94	Security fencing, 5' plastic coated chain link and 5' weld mesh removable fence.	16/12/1994	Application withdrawn	20/06/1995
P1363.90	Security, 5' plastic coated chain link, 5' weld mesh removable fence.	28/09/1990	Approved with conditions	11/03/1992
P1315.90	Renewal of temporary planning permission for car sales and retention of portacabin sales office, cleaning area and existing floodlighting, in accordance with applicants, letter and additional plans received 13/01/1992	17/09/1990	Approved with conditions	20/02/1992
P0116.91	Amendment to condition 7 of planning permission P0282.90 to extend car wash operating hours from 9am - 5.30pm Monday to Friday, 10am - 5.30pm Saturday, with no Sunday or bank holiday operation, to 8am - 7pm Monday to Saturday and 10am - 5pm Sundays and bank holidays.	31/01/1991	Approved with conditions	25/11/1991

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