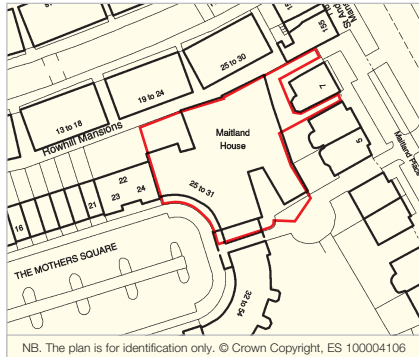


London E5 'Maitland House' & 25-31 Mothers Square, Hackney E5 8TT

- A Freehold Semi-Detached Former Care Home
- Previously subject to planning permission for conversion of part to provide Six Self-Contained Flats – Now Lapsed
- Potential for residential redevelopment subject to obtaining all necessary consents
- Part Sold off on a Lease
- Total Current Rent Reserved

**£30 per annum
with Majority Vacant**

**ON THE INSTRUCTIONS OF
C D STEVENS AND C I VICKERS
OF FRP ADVISORY LLP IN THEIR
CAPACITY AS JOINT
ADMINISTRATORS**



To View

The property will be open for viewing on Tuesday 3rd December between 10.30 – 11.15 a.m. and then every Monday and Wednesday before the Auction between 11.15 a.m. – 12 noon including Wednesday 4th December (Ref: DK).

Seller's Solicitor

Messrs Gateley LLP (Ref Ms Caroline Pierce)
Tel: 020 7653 1614.
Email: cpierce@gateleyuk.com

VACANT – Freehold Former Care Home



Tenure
Freehold.

Location

The property occupies part of the site of the former Mother's Hospital, a large maternity hospital opened in 1913 by Queen Victoria's daughter, Princess Louise, which subsequently closed in 1986. Today, its place in Hackney's history is retained in the name of the new housing development, 'Mothers Square', which runs between Clarence Road and Lower Clapton Road (A107). The local shops and amenities of Lower Clapton are available with the further and more extensive facilities of Stoke Newington being available to the west. Public transport facilities include Hackney Central Overground Station and Hackney Downs Rail Station, which provides regular services to London Liverpool Street with average journey times of 7 minutes. The open spaces of Hackney Downs, which extends to approximately 40 acres, are a 3 minute walk to the west.

Description

Maitland House comprises a semi-detached former care home building arranged over ground and first floors beneath a pitched roof. The property adjoins and inter-connects with 25-31 Mothers Square, a terrace of buildings arranged over ground, first and second floors. Part of the ground and first, and the entirety of the second floor of 25-31 Mothers Square, have been sold off. Maitland House is accessed via a pillared entrance to the west of Lower Clapton Road. There is a small paved garden area to the front of Maitland House with an additional larger paved garden to the rear.

The property affords potential for residential redevelopment subject to obtaining all necessary consents.

Accommodation

Ground Floor – Open Plan Living Area, Dining Room, Ten Bedrooms with En-Suite Shower Rooms, Four Further Rooms, Three Kitchens, Separate Shower Room, Separate Bathroom with WC, Three Separate WCs, Six Store Rooms, Three Lobby Areas

First Floor – Open Plan Living Area, Four Bedrooms with En-Suite Shower Rooms, Meeting Room, Two Storage Areas, Separate WC

Tenancy

Part of the ground and first floors together with the entirety of the second floor of 25-31 Mothers Square is subject to a lease for a term of 99 years from 25th March 1990 (thus having approximately 76 years unexpired) at a current ground rent of £30 per annum.

Planning

Local Planning Authority: London Borough of Hackney
Tel: 0208 356 8062.

Email: planning@hackney.gov.uk

25-31 Mothers Square was previously the subject of planning permission (Application Number: 2006/1420) granted on 13th July 2006 for 'Conversion of the ground and first floors into 6 self-contained flats (3 x 1 bedroom, 1 x 2 bedroom, 2 x 3 bedroom units) – now lapsed.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



Maitland House



Ground Floor Living Area



First Floor Living Area



Bedroom (Facing Mothers Square)



Rear Garden