



Cambridgeshire
Police & Crime
Commissioner

To: Business Coordination Board

From: Chief Executive

Date: 11 August 2016

POLICE OFFICE AT 11/12 FERRARS RD

1. Purpose

1.1 To report that the Business Coordination Board (“the Board”) gave approval to the freehold disposal of 11/12 Ferrars Road, Huntingdon

2. Background

2.1 The Constabulary use of the building ceased in January 2016 following implementation of agile working and better utilisation of the adjoining police station.

2.2 On 22nd January 2016 BCB were advised that the building was no longer required operationally and that a change of planning use was being investigated for a sale in 2016. The paper was also presented to the Police & Crime Panel on 3rd February 2016. On 17th February 2016 the Making Assets Count Programme Board was advised of the impending sale and on 11th July the PCC wrote to the MP, District Council and Town Council reassuring them that the disposal will have no impact on the Police services in the area.

2.3 The building was not used for public engagement and as such no alternative contact point is required.

2.4 As part of the disposal due-diligence a planning pre-application submission was made and the planning advice (received on 27th April 2016) used for marketing purposes with a view to receiving unconditional offers to purchase. The site has potential for residential redevelopment for up to 14 units, B1, A2 and other uses.

2.5 Following competitive selection of a marketing agent and an instruction on 16th May 2016 a for sale board was erected, details mailed to residential developers & local builders and internet marketing placed on Zoopla, Rightmove, Egi and the agents web.

3. Offers Received

- 3.1 The property was well received by the market and offers were invited on the basis that the purchaser is required to exchange contracts within 25 working days of the legal pack being provided by the vendor's solicitor and in the case of conditional offers a planning application submitted within 20 working days of exchange of contracts.
- 3.2 Completion of the sale will take place 15 working days from the date of exchange in the case of unconditional offers and 15 days following the grant of planning permission in the case of conditional offers.

4. Summary

- 4.1 The Police Office at Ferrars Road, Huntingdon is vacant and has been subject to marketing with four offers received.
- 4.2 Preference is given to unconditional bids which is also the highest bid in this instance.
- 4.3 The sale should be completed during September 2016.

BIBLIOGRAPHY

Source Document	Cambridgeshire Constabulary Estate Management – Property Files
Contact Officers	Elly McKee Estates Management Surveyor, Cambridgeshire Constabulary Colin Luscombe, Director of Estates, Office of the Police and Crime Commissioner