HOLLOWAY PRISON

EXCEPTIONAL DEVELOPMENT OPPORTUNITY

HOLLOWAY PRISON

THE OPPORTUNITY

HOLLOWAY PRISON REPRESENTS AN EXCEPTIONAL FREEHOLD DEVELOPMENT OPPORTUNITY AND ONE OF THE LARGEST TO BE AVAILABLE IN LONDON AT AROUND 10.11 ACRES (4.09 H.A)

The property is offered with full vacant possession. Following consultation with the London Borough of Islington and the Greater London Authority, it is anticipated that the site will provide an opportunity to deliver a significant residential led development in this thriving part of north London.

Proceeds from the sale of the site will contribute to the MoJ's prison reform programme, which is intended to provide significant investment in modern, purpose-built prison facilities. Set to be the largest investment in prison facilities since the Victorian era, the intention is for the new facilities to successfully contribute to the rehabilitation of prisoners.

The scale of the property offers interested parties the possibility to create a truly outstanding addition to the London landscape.

> "THE SCALE OF THE PROPERTY OFFERS UNPARALLELED FREEDOM TO CREATE A TRULY OUTSTANDING ADDITION TO LONDON"

CGI of indicative residential scheme

LOCATION

THE ORIGINS OF THE NAME HOLLOWAY ARE DISPUTED

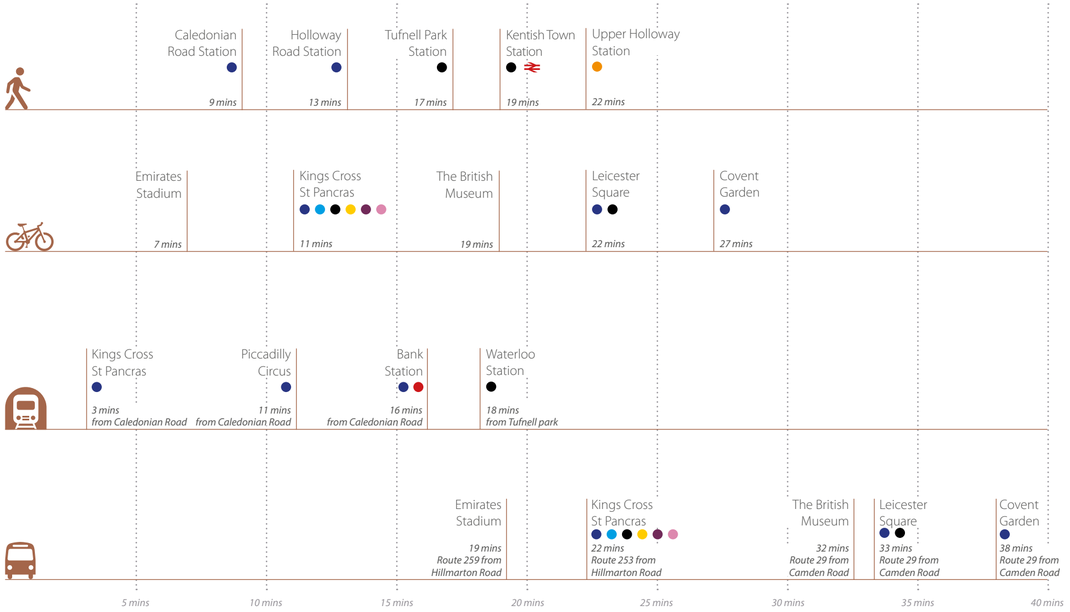
Some believe it comes from Hollow Way due to a depression in the road, some that it comes from Hallow meaning honour as holy because of Holloway Road's significance as a pilgrimage route. However today it is a vibrant part of the London Borough of Islington.

Local amenities are in close proximity with numerous shops and restaurants on Holloway Road, as well as the Arsenal Football Club stadium which is under a mile away. London Metropolitan University has a number of it's main buildings either on Holloway Road or in close proximity, including the Daniel Libeskind designed Graduate Centre.

CONNECTIVITY

THE PRISON SITE IS ACCESSED FROM PARKHURST ROAD, ONLY 0.5 MILES FROM CALEDONIAN ROAD AND 0.7 MILES FROM HOLLOWAY ROAD LONDON UNDERGROUND STATIONS.

Both offer Piccadilly line services to London King's Cross in around only 3 minutes and Bank in the City of London in only 16 minutes.



HOLLOWAY PRISON

DESCRIPTION

THE CLOSURE OF HOLLOWAY PRISON WAS ANNOUNCED IN NOVEMBER 2015, WITH THE PRISON BEING COMPLETELY VACATED BY SEPTEMBER 2016.

The property consists of a number of former prison block buildings together with ancillary uses, including a swimming pool and chapel, built around small areas of open space interspersed with some mature trees, together surrounded by a significant prison wall. The only exception to this being the former visitors centre that sits fronting onto Parkhurst Road to the southern boundary. The site contains no buildings of historical interest.

The site is inclined towards Holloway Road from south west to north east and is predominantly surrounded on three sides by residential property. There are extensive and panoramic views across London from the upper floors of some of the existing buildings. The Ministry of Justice also hold the freehold interest to the neighbouring Bakersfield Estate, which is let on a 999 year lease over the majority of the property.

View facing north

Courtyard area

Former prison block

THE HISTORY

LOCALLY KNOWN AS "CAMDEN CASTLE", HOLLOWAY PRISON WAS OPENED IN 1852, AS A MIXED GENDER FACILITY, BUT EVOLVED IN 1903 TO BECOME FEMALE ONLY PRISONERS AS A RESULT OF INCREASING DEMAND FROM THE CLOSURE OF NEWGATE PRISON.

Some notorious and high profile prisoners were imprisoned for years at Holloway, including suffragettes such as Emily Davison and Christabel Pankhurst for fighting for women's rights.

The prison influenced surrounding buildings throughout the growth associated with 19th century industrialisation and by the late 1800s the site was surrounded by new buildings – mainly consisting of housing. However, developments in psychology within the 1960s resulted in the complete redevelopment of the prison between 1971 to 1985, removing the imposing structure and replacing it with a development designed to move away from the Victorian justice system and mimic a type of model village to encourage pro social behaviour. Holloway became the largest female prison in Western Europe.

"LOCALLY KNOWN AS "CAMDEN CASTLE", HOLLOWAY PRISON WAS OPENED IN 1852, AS A MIXED GENDER FACILITY, BUT EVOLVED IN 1903 TO BECOME FEMALE ONLY PRISONERS"

Holloway Prison c.1896
Source: Wikipedia

DEVELOPMENT POTENTIAL

THE LONDON BOROUGH OF ISLINGTON HAS PREPARED AND PUBLISHED A DRAFT SUPPLEMENTARY PLANNING DOCUMENT FOR THE PROPERTY, WHICH WAS RELEASED AS A DRAFT FOR CONSULTATION IN AUGUST 2017, WITH THE PROCESS NOW INVITING REPRESENTATIONS.

The draft SPD promotes a residential led development. While the property is not listed, there are no buildings of historic interest, nor is it located in a conservation area, it is opposite the Hillmarton Conservation Area and parts of the site are located within Local View 4 (LV4): View from Archway Road to St Paul's Cathedral. It is also within close approximately to the Nags Head 'major Town Centre', as defined in the London Plan.

The Ministry of Justice has commissioned some initial feasibility, site capacity and urban design work, undertaken by CJCT architects, with an initial illustration displayed below. With careful planning and considered design, the studies indicate that there is the potential to deliver a significant residential development of perhaps over 1,000 apartments on the site, allowing a true mix of tenures and styles to deliver some much needed housing to London.

CGI of indicative residential scheme

TENURE

THE PROPERTY IS REGISTERED WITH THE LAND REGISTRY UNDER THE TITLE NUMBER NGL804775.

A Title report can be found within the technical due diligence section of the website, however in summary:

- The Title is held freehold by the Secretary of State for Justice;
- The class of Title is absolute; and
- The property is subject to 3 separate leases over a small section of the site to the London Electricity Board, which are within the Act.

The freehold interest of the neighbouring Bakersfield Estate is also held by the Secretary of State for Justice, subject to a lease of 999 years over the majority of the property.

TECHNICAL DUE DILIGENCE

SUBJECT TO OBTAINING A PASSWORD FROM GVA FOR ACCESS TO THE SECURE DATAROOM, THE FOLLOWING DETAILED INFORMATION IS AVAILABLE:

- Arboricultural Survey
- Asbestos Register Review
- Drainage Assessment
- Ecology Report
- Feasibility study by CJCT Architects
- Geoenvironmental Phase I Report
- Historic Environment Assessment Report
- Preliminary Rights to Light Report
- Thames Lee Tunnel Technical Note
- Title Information
- Topographical Survey
- Transport and Highways Assessment
- Utilities Information

METHOD OF SALE

THE PROPERTY IS BEING MARKETED FOR SALE BY WAY OF AN OPEN INFORMAL TENDER PROCESS.

Offers are sought for the freehold interest, subject to contract. The Ministry of Justice is not under any obligation to accept the highest or any offer.

"THERE IS THE POTENTIAL TO DELIVER A SIGNIFICANT RESIDENTIAL DEVELOPMENT ON THE SITE, ALLOWING A TRUE MIX OF TENURES AND STYLES TO DELIVER SOME MUCH NEEDED HOUSING TO LONDON."

VIEWINGS

VIEWINGS ARE BY APPOINTMENT ONLY THROUGH GVA AND WILL BE OFFERED WITHIN THE FOLLOWING GUIDELINES:

- Viewings at the property will only be on set days and by appointment only;
- Each party will be given a dedicated time slot to view the property, subject to availability on the particular day requested;
- Please allow a minimum of 48 hours' notice (weekdays only) for arranging an appointment;
- Please note that all viewings are undertaken at the viewers 'own risk' and in the full knowledge of the previous occupation of the building. GVA or the MoJ will not accept any liability; and
- Should you wish to arrange an appointment to view, please contact Ben Stephen, Isabelle Garner or James Warner – details below.

BIDDING INFORMATION

BIDS MUST BE RECEIVED, EITHER BY POST OR PERSONAL DELIVERY ONLY, BY **12 NOON, WEDNESDAY 15TH NOVEMBER 2017,** FOR OPENING BY THE TENDER BOARD.

This is a mandatory requirement, which will be strictly enforced. Any offers received after this deadline will be treated as non-compliant and will be automatically rejected.

Offers should be sent/delivered to:

'For the attention of Tom Marshall'
GVA
65 Gresham Street
London, EC2V 7NQ.

Any offer must be submitted on a specific bid proforma available from GVA upon request. This must be enclosed in a sealed envelope clearly marked "Holloway Prison" in the top left hand corner.

Please note carefully:

- No offers should be submitted either by fax or email.
- All envelopes must not bear any markings or reference to the financial offer or any markings that would lead to the identity of the bidder, including franking logos, and those made by a third party, e.g. Datapost or a consultant working on behalf of a bidder.
- The Ministry of Justice is not under any obligation to accept the highest or any offer.

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(1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

(2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

(3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

(4) All prices quoted are exclusive of VAT.

(5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.

HOLLOWAY PRISON