

MAUNDER TAYLOR

Chartered Surveyors • Estate Agents • Managing Agents

1320 High Road, London N20 9HP
Fax: 020 8446 7086

Direct Tel 020 8492 5507

Email: brmt@maundertaylor.co.uk

The Victoria Park Trust
c/o Property Services and Valuation
The London Borough of Barnet
North London Business Park
Oakleigh Road South
London N11 1NP

BRMT/BHC
16 March 2015

RECEIVED
16 MAR 2015

Dear Sirs,

Re: Former Park Keeper's Lodge, Victoria Park, Long Lane, London N3 2PY

I confirm your instructions to prepare a report pursuant to S.119 of the Charities Act 2011 following the marketing of the above property for sale.

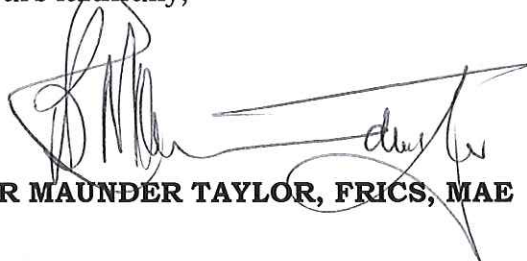
Pursuant to S.119 (1) (a), I confirm that I am a Fellow of the Royal Institution of Chartered Surveyors and I act exclusively for the Charity in regard to this matter.

Pursuant to S.119 (1) (b), I confirm that the property has been advertised on our Internet web pages, the portals of Rightmove and Zoopla, together with two advertisements in the local *Times* Group newspaper. A For Sale board was also erected for the duration of the marketing.

Pursuant to S.119 (1) (c), I confirm that over 50 parties viewed the property and that 14 offers have been received (copies attached). The offers varied from £255,000 from William Pears Group up to £623,000 from Nathan Gruber. Mr Gruber's offer is stated to be a cash purchase, unconditional and with an immediate exchange of contracts available.

I have no hesitation in recommending to the Trustees Mr Gruber's offer of £623,000 for acceptance and am of the view that the Trustees will have acted in the best interests of the Charity should they proceed with that offer.

Yours faithfully,



B R MAUNDER TAYLOR, FRICS, MAE

www.maudertaylor.co.uk

B R Maunder Taylor FRICS, MAE • N B Maunder Taylor BSc (Hons), MRICS
M H Maunder Taylor MSc, MIRPM, AssocRICS

Associates: S E Maunder Taylor MIRPM • B A Ewen MNAEA • J D Mellor DipSurv Pract
Consultant: C Maunder Taylor FRICS, FICPD



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FOR SALE by way of INFORMAL TENDER on behalf of TRUSTEES

Unless Sold Prior – Terms Overleaf

A UNIQUE OPPORTUNITY TO ACQUIRE A DETACHED TWO BEDROOM PARK SIDE COTTAGE



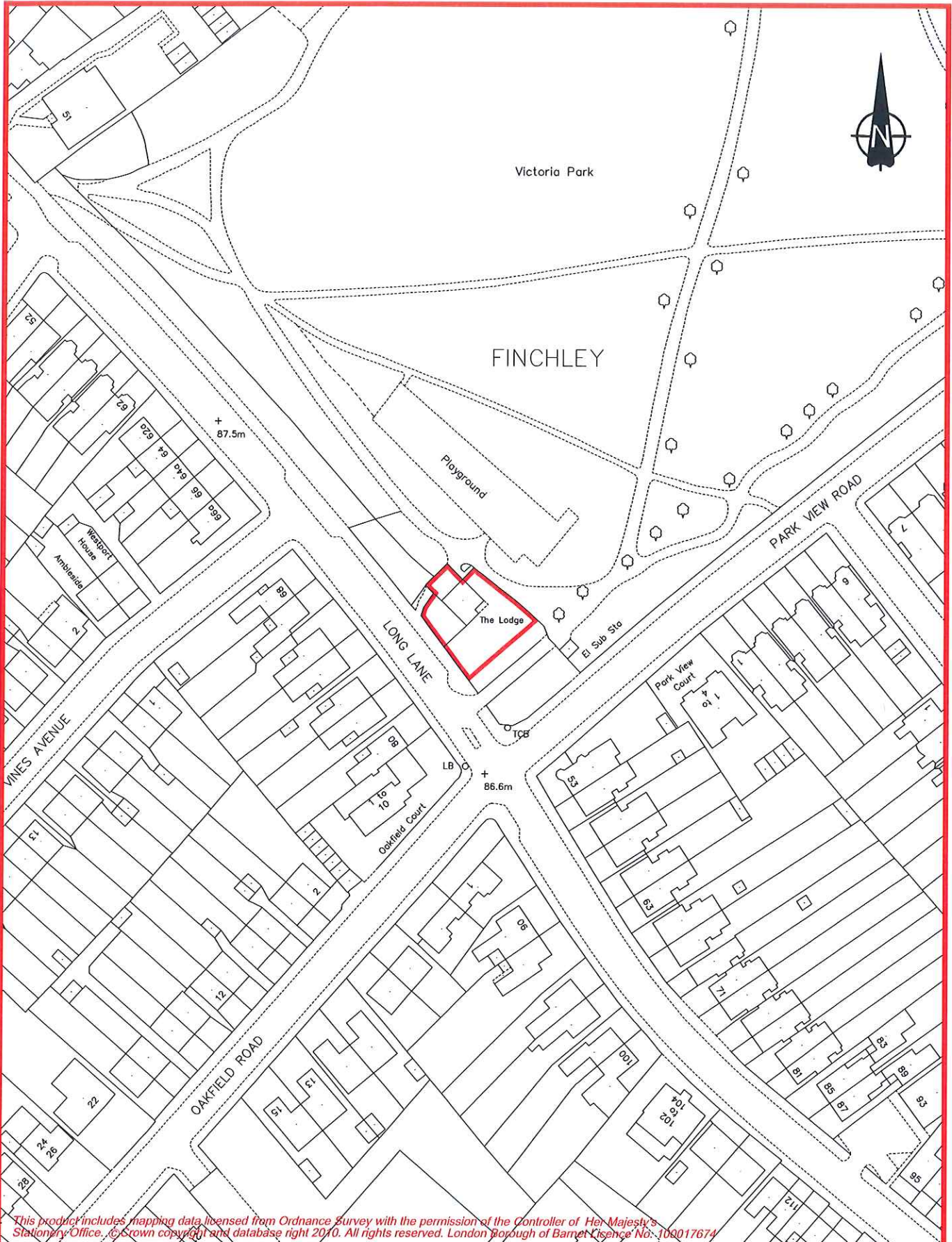
THE LODGE, VICTORIA PARK, LONG LANE, FINCHLEY CENTRAL, N3 2PY

CASH BUYERS ONLY – A rare opportunity to acquire an attractive yet somewhat neglected detached cottage on the fringes of the delightful Victoria Park (formerly the park keeper's lodge). The property requires considerable refurbishment but offers the new owner the framework to create a truly unique home in an attractive setting.

Nestled in its own gardens, we consider there is able space to extend, subject of course, to Local Authority planning consent. Please note, no unaccompanied viewings, the premises are subject to security patrols – call for details of allotted viewing times. The premises are currently boarded up and therefore lack natural light so you may wish to bring your own torch and wear suitable footwear.

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.






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Initiated by A.S.	SCHEME:	Craig Cooper, Commercial Director.	
	VICTORIA PARK LODGE LONG LANE, FINCHLEY, N3 2PY		
Drawn by K.E.B.	TITLE:	London Borough of Barnet, North London Business Park, Oakleigh Road South, New Southgate, London, N11 1NP. Tel. 020 8359 2000	DRAWING No.
Checked by A.S.			PROPOSED DISPOSAL
Date 21/06/10	Scales 1:1250		

MAUNDER TAYLOR

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1320 High Road, London N20 9HP T: 020 8446 0011 Also at Potters Bar



RESIDENTIAL
TOTTERIDGE
Coming on soon, a three bedroom semi detached chalet for refurbishment
£625,000 Freehold




RESIDENTIAL
WHESTONE
Ground floor two bedroom retirement flat, convenient location
£237,500 Leasehold



RESIDENTIAL
SOUTHGATE
Vastly extended, four double bedroom, 3 bathroom, 3 reception house
£675,000 Freehold




RESIDENTIAL
WHESTONE
Coming on soon, three bedroom semi offered chain free
EPOA Freehold



COMMERCIAL
FINCHLEY CENTRAL
Smart former A2 unit in a visible High Road location, approx 811 sq ft
TO RENT £22,500 PAX



COMMERCIAL
NORTH FINCHLEY
Self contained office building (business not affected - relocating)
FOR SALE by INFORMAL TENDER



COMMERCIAL
POTTERS BAR
Self contained office, minutes from station, approx 650 sq ft
TO RENT £1,000 PCM



COMMERCIAL
POTTERS BAR
Serviced office, ideal for 2 persons, approx 209 sq ft, lift
TO RENT £460 PCM INC



FINCHLEY CENTRAL

Cash buyers only, a rare opportunity to acquire a detached former park keepers lodge requiring complete refurbishment.

For sale by informal tender

CALL FOR FURTHER DETAILS

REFURBISHMENT/POTENTIAL REDEVELOPMENT OPPORTUNITY STPP



020 8446 0011

For all residential and commercial listings visit our web site
www.maudertaylor.co.uk

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RESIDENTIAL

FORTIS GREEN

Coming soon, a newly constructed top floor one bedroom apartment
CALL FOR FURTHER DETAILS



RESIDENTIAL

NORTH FINCHLEY

Detached four bedroom house including loft conversion
£700,000 Freehold



RESIDENTIAL

WHESTONE

Much improved five bed character semi in a High Road location
OIRO £850,000 Freehold



RESIDENTIAL

OAKLEIGH PARK

Capacious detached six/seven bedroom residence
£2,250,000 Freehold



COMMERCIAL

HIGH BARNET

Ground and first floor self contained offices with useful basement, street door entrance
RENT £15,000 PAX



COMMERCIAL

POTTERS BAR

Self contained office building on two floors, parking for 4 cars, close station
RENT Comm £17,500 PAX + VAT



COMMERCIAL

NEW BARNET

Ground floor self contained office suite with own entrance, easy reach of station
RENT £11,820 PAX



COMMERCIAL

HIGH BARNET

Rarely available office/workshop unit (not suitable for the motor trade)
RENT £10,000 PAX



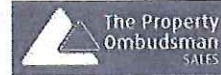
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020 8446 0011

For all residential and commercial listings visit our web site

www.maudertaylor.co.uk

From: R.albani
Sent: 23 January 2015 19:28
To: Ben Ewen
Cc: Rania Majeed
Subject: RE: Placing of bid offer - The Lodge, Long Lane

Dear Ben,

I'd like to change my current bid of £450,000 to £500,000 for the below property.

Best,

Rania Majeed

Sent from Samsung Mobile

From: O'Brien Ingrid (THE WHITTINGTON HOSPITAL NHS TRUST)
Sent: 19 February 2015 11:35
To: Ben Ewen
Subject: re: offer on 2 bedroom detached house for sale, long lane, N3

Morning
My name is Ingrid O'Brien
Address: 6a crescent road
Finchley
N3 1hp
Contact number: 07954218286
Offer: £400,000

Regards
Ingrid

From: Ben Ewen [bewen@maundertaylor.co.uk]
Sent: 19 February 2015 15:15
To: O'Brien Ingrid (THE WHITTINGTON HOSPITAL NHS TRUST)
Subject: RE: offer on 2 bedroom detached house for sale, long lane, N3

Ingrid, offer received with thanks.

It will be held on file until tender day (26th Feb)– in the meantime please confirm how you will finance the purchase if your offer is accepted.

Is the purchase for a home, investment, or re-development?

Regards

Ben Ewen
MNAEA
Associate

Maunder Taylor
020 8446 0011

From: O'Brien Ingrid (THE WHITTINGTON HOSPITAL NHS TRUST)
Sent: 19 February 2015 15:32
To: Ben Ewen
Subject: RE: offer on 2 bedroom detached house for sale, long lane, N3

Afternoon Ben,
I am about to complete on my flat, so the cash will be in my bank account.
Regards
I

From: O'Brien Ingrid (THE WHITTINGTON HOSPITAL NHS TRUST)
Sent: 19 February 2015 15:34
To: Ben Ewen
Subject: RE: offer on 2 bedroom detached house for sale, long lane, N3

Apologies, Its for a home for us to live.
Regards
I

From: Chris Savva
Sent: 23 February 2015 15:58
To: Ben Ewen
Subject: The Lodge Victoria Park , Long Lane ,N3 2PY

H Ben,

We would like to make formal cash offers for the above.

1. £400,000 to be bought outright (as is)
2. £455,000 with vehicle access onto site
3. £375,000 cash now with £85 per square foot of any additional square footage of any granted planning consent to be paid within 28 days of such consent. We are willing for the vendors to register a charge or caution to be registered upon title for the vendors security also successes in title for additional security. For example if planning was obtained for 9 flats with total square footage of 6,750 square feet minus the existing 1,000 the vendors will receive an additional £488,750.

Our solicitors Solomon Taylor and Shaw Attention of Barry Shaw 0207 431 1912 , will be happy to confirm in writing that he has such cleared funds in his clients account of ours.

We are in a position on whichever option to exchange and complete within a week.

Kind Regards.

Chris Savva

From: af
Sent: 25 February 2015 10:06
To: Ben Ewen
Subject: offer for The lodge

Dear Sir/Madame

Re: my offer to buy the lodge long lane London N3 2PY

my company is a property company with long experience in property letting and refurbishment, in this case I'm looking to buy it for my older daughter as her home. I can offer the sum of £550,000 for the above property. i got the funds in cash ,will not need to carry out a survey or valuation and can exchange with in 7 days from receipt of the legal pack.

please contact my solicitor Mr David Pearl for confirmation on 0208 202-6202
i can send you proof of funds if so require

please confirm receipt of this email
Yours sincerely

A.FRIEDMAN

NEW WAY INVESTMENTS LTD

YOSSI SHAHAR 8 DOLLIS ROAD,
LONDON N3 1RG - U.K.

Maunder Taylor Estate agents,

25 February 2015

Dear Sir, Madam

Sent By email

Re: The lodge, Victoria Park, Long Lane, N3 2PY

Further to my site visit to the above address, I formally write to offer the purchase of the above property for the sum of £575,500 (five hundred and seventy five thousand pounds), subject to contract.

The purchase will be by cash purchase with no need to obtain a mortgage for this purchase.

Exchange on the property can be within 7 days.

This purchase is unconditional.

I will be able to forward to you my solicitor details once requested.

Please feel free to contact me should you require any further information..

Thank you

Yossi Shahar

From: Nati Gruber

Sent: 26 February 2015 07:55

To: Ben Ewen

Subject: Official Offer To buy "The Lodge" ,Victoria park , Long lane Finchley central N3 2PY

25/02/2015

Dear Roy

Official Offer To buy "The Lodge" ,Victoria park , Long lane Finchley central N3 2PY

I would like to officially offer the sum of £623,000 for the above property.

My position with regards to the purchase is a cash buy (I do not require to raise a mortgage against the property) and if your vendor have his legal pack ready we will proceed to immediate exchange .

My offer is unconditional and subject to contract only.

My solicitor is:

Mr Henry Druker From Sinclairs Solicitors

Yours sincerely

Nathan Gruber

From: 张于嫣
Sent: 26 February 2015 09:24
To: Ben Ewen
Subject: Informal Tender_2 bedroom detached house for sale LONG LANE, London, N3

Hello Ben,

Here is the information you need for the informal tender:

Full Name: Yuyan Zhang

Address: Flat 3, 1 Furlong Road, Islington, N7 8LA

Contact Number: 07928511906

Offer Amount: 350,000 GBP

Kinds Regards,

Yuyan Zhang

From: 张于嫣
Sent: 02 February 2015 10:16
To: Ben Ewen
Cc: 罗曼
Subject: 2 bedroom detached house for sale LONG LANE, London, N3
Importance: High

Hello Ben,

I am Yuyan Zhang. My partner and I are very interested in the 2 bedroom detached house for sale at long lane. We are based in Islington.

We would like to come over to discuss further information about the property, ideally after work (about 7 pm). Could you please arrange a time this week for us ?

Kind Regards,
Yuyan Zhang

-----Original Message-----

From: Adam Lipman
Sent: 26 February 2015 10:56
To: Ben Ewen
Subject: Offer for The Lodge, Long Lane, N3 2PY

Hi,

Many thanks for showing me around the above property.

I would like to offer £425,000 for the unconditional purchase of the above (subject to contract).

We can exchange within two working days and are completely cash buyers.

We do not need a survey or valuation of the property.

Completion can happen thereafter to suit the vendors.

Please let me know if the vendors wish to proceed with our offer.

Regards,

Adam Lipman

Rexton Law LLP

Solicitors and Commissioners for Oaths

Website: www.rextonlaw.co.uk



By email –
bewen@maundertaylor.co.uk
Mr B Ewen
Maunder Taylor

26 February 2015

Our Ref: DZ PL
Your Ref:

Dear Sirs

The Lodge, Victoria Park, Long Lane, London, N3

We act on behalf of Jongems Limited of County House, 14/15 Hatton Garden, London, EC1N 8AT who would like to propose a bid of £485,000 for the above freehold property. This offer is made Subject to Contract and Without Prejudice.

Our client is a cash buyer and the money to cover this purchase is in the company bank account.

The accountant acting for Jongems Limited is Harold Everett Wreford LLP of 2nd floor, 38 Warren Street, London, W1T 6AE whose telephone number is 020 7874 7900.

Our client's main contact is Jonathan Hajjoff who can be reached on 020 7242 4818 or 07850 358040.

Yours faithfully

A handwritten signature in black ink, appearing to read 'B Ewen'.

Rexton Law

Head Office: Rexton Law LLP Catalyst House 720 Centennial Court Centennial Park Elstree Herts WD6 3SY
T: 020 8819 5899 F: 020 8736 4550 E: admin@rextonlaw.co.uk DX: 89559 Radlett
and at: The Old Post Office 38 South Riding Bricket Wood St Albans Hertfordshire AL2 3NE
In association with BSG Solicitors LLP

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MJL INVESTMENTS LTD

SUBJECT TO CONTRACT

Dear Ben,

Re: The Lodge, Victoria Park, Long Lane, Finchley Central, N3 2PY

Further to the informal tender process that you are running on behalf of the trust, I am interested in acquiring the property.

I would like to submit two different offers, as follows.

Offer 1: Purchase price of £380,000 with the only condition being that vehicular road access to the property is made available.

Offer 2: Initial purchase price of £365,000, subject to vehicular road access being granted as above. In addition an additional payment of £65,000 payable to the trust on receipt of planning permission to build two or more dwellings on the plot, thereby bringing the total to £430,000.

The property will be purchased through our investment company, MJL Investments Ltd, Registration Number SC230090, and registered address 3 Fitzroy Place, Glasgow G3 7RH.

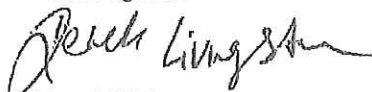
The purchase will be funded from existing cash reserves in the company. Further details can be provided on request. Please note we do not require bank funding for this transaction.

Our solicitor is James Compton of Comptons Solicitors, 90/92 Parkway, Regents Park, London NW1 7AN. Telephone: 020 7485 0888. James' email is jc@comptons.co.uk.

Should you have any questions or clarifications my telephone number is 07984 619 124.

I look forward to hearing the results of the tender.

Kind regards



Derek Livingstone

MJL Investments Ltd

WR Opportunities LLP
47 Oakleigh Park North
London
N20 9AT
jameswardaca@gmail.com
07771867975

SUBJECT TO CONTRACT

26 February 2015

Dear Ben,

Re: The Lodge, Victoria Park, Long Lane, Finchley Central, N3 2PY

Further to the informal tender process that you are running on behalf of the trust, we are interested in acquiring the property.

We submit herein two different offers, as follows:

Offer 1: Purchase price of £377,000

Offer 2: Initial purchase price of £363,000 and an additional payment of £67,000 payable to the trust on receipt of planning permission to build two or more dwellings on the plot, thereby bringing the total to £430,000.

The property will be purchased through our investment partnership, WR Opportunities LLP.

We have cleared funds to complete sitting in a First Direct Bank account. Proof of the funds in the form of an online bank screen shot showing the funds will be provided within 24 hours of the offer being accepted.

Our solicitor is David Seal of Lawrence Stephens solicitors and his email is dseal@lawstep.co.uk

We await the results of the auction.

Should you have any questions or clarifications my telephone number is 07771867975.

Kind regards



Pinnacle Advisory Solutions

707 High Road, Finchley
London
N12 0BY

26th February 2015

SUBJECT TO CONTRACT OFFER

The Lodge, Victoria Park, Long Lane, Finchley Central N3 2PY

The offer:

We write to offer, subject to contract for the above. The consideration proposed is £557,000.00 (FIVE HUNDRED AND FIFTY SEVEN THOUSAND POUNDS) for the Freehold interest in the property.

Exchange:

We propose to exchange within three weeks with the usual 10% deposit with completion scheduled within 8 weeks.

Costs:

Each Party is responsible for their own legal costs.

Funding:

This is a cash offer. Proof of funding is attached to the email.

About Us:

The purchase of the above will be undertaken in a SPV (special purpose vehicle), yet to be formed. The key parties to this transaction are Heron Shamash, Robert Grant and Yossi Shahar.

Solicitor details:

Should the offer be deemed acceptable to you, our solicitor details are as follows:

Michael Conn Goldsobel

C/O Sivan Gelb (Partner)

24 Queen Ann Street, London, W1G 9AX

Sivan.gelb@mcglaw.co.uk

Tel: 0207 580 8902

FAX: 0207 580 9145

We look forward to hearing from you.

From: Mia Freedman
Sent: 26 February 2015 12:09
To: Ben Ewen
Subject: Re: Victoria Park

Ok £350k subject to planning permission to build a 2 storey house.

On 26 Feb 2015, at 12:07, Ben Ewen <bewen@maundertaylor.co.uk> wrote:

Noon – 10 minutes ago , but if you're quick..... I am still printing off the offers that have come in at the last moment!

Ben Ewen MNAEA

Associate

Maunder Taylor
1320 High Road
London
N20 9HP

Direct: 020 8492 5518 Switchboard: 020 8446 0011
www.maunder-taylor.co.uk

The William Pears Group

Clive House Old Brewery Mews Hampstead London NW3 1PZ
Telephone: 020 7433 3333 Fax: 020 7433 3343

Ben Ewen
Maunder Taylor

BY EMAIL: bewen@maundertaylor.co.uk

26th February 2015

Subject to Contract

Dear Ben,

Re: Long Lane, London N3

We would like to submit a firm cash offer of £255,000 for the above mentioned freehold interest, Subject to Contract only.

(TWO HUNDRED AND FIFTY FIVE THOUSAND POUNDS).

This purchase will be funded out of in house cash funds and we are able to proceed to exchange and completion expeditiously.

In the event that our offer is acceptable, our solicitors will be Messrs Solomon Taylor Shaw (3 Coach House Yard, London, NW3 1QF, 020 7431 1912 C/O Barry Shaw)

I look forward to hearing from you.

Yours sincerely,



Richard Pears