

FOR SALE

RIB

Robert Irving Burns

Property Consultants

Land on the north side of Little Park Gardens, Enfield EN2 6QF

www.rib.co.uk



Residential Development Opportunity For Sale
On Behalf Of LPA Receivers

Property Highlights

- Freehold
- Site Area Approximately 0.081 Hectares (0.2 Acres)
- Total Proposed Approximate GIA 540 sq m (5,813 sq ft)
- Enfield Town Rail Station and Enfield Chase Rail Station are both nearby.
- Planning Application Submitted for 5 x Houses with associated Landscaping and Parking (Draft Decision Notice Issued, Subject to Conditions of S106.)
- Comprising 4 x 3 bed Semi detached Houses and 1 x 3 Bed Detached House.



0.2 acre site

Redevelopment Opportunity

48 Minutes to Moorgate

38 Minutes to King's Cross

Site Location

The site is situated on the corner of Chapel Street and Little Park Gardens, off Church Street A110, providing easy access to Junction 25 of the M25.

Enfield Town and Enfield Chase train stations are within a few minutes walking distance and accessed in 8 minutes (0.4 miles) and 6 minutes (0.3 miles) respectively. Both stations provide regular services into Central London with journey times to London King's Cross and Moorgate within 38 and 48 minutes.



Enfield Council owned land.



Proposed Scheme

Local Authority: Enfield

Council Website: www.new.enfield.gov.uk

Reference: 17/02767/FUL

Planning application for the 'Erection of 5 x 2 storey single family dwellings (comprising 4 x 3 bed semi-detached houses and 1 x 3 bed detached house) with rooms in roof together with associated parking landscaping and amenity' was submitted on Tuesday 20th June 2017. The Receivers have had sight of a draft decision notice and draft s.106 notice. Prospective buyers should refer to the legal pack for further information and are advised to make their own enquiries with the Council.

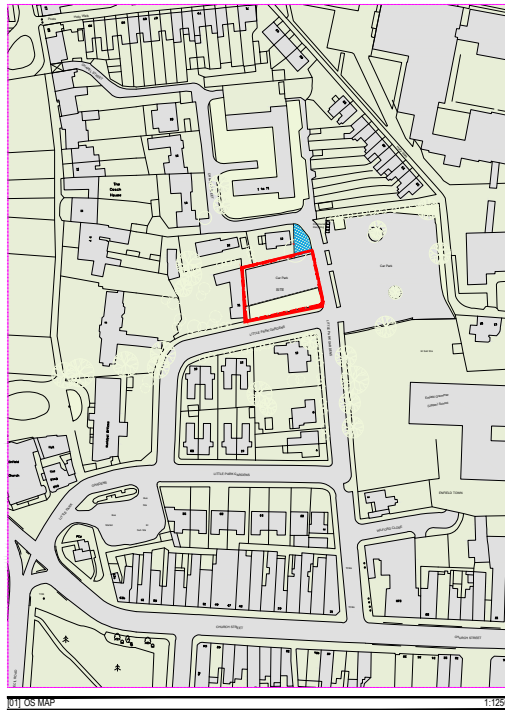
The Council have indicated that the land hatched in blue can be acquired from them in order to implement the development and meet the conditions set out in the S106.

All parties are advised to carry out their own due diligence.

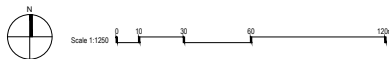
Unit	Proposed Accommodation
4 x Semi Detached Houses	Ground Floor: Entrance Hallway, Kitchen, Living/Dining Room, Cloakroom First Floor: One Bedroom with ensuite Shower/WC, Further Bedroom, Bathroom/WC and Store Second Floor (Loft): Master Bedroom with ensuite Shower/WC and Store
1 x Detached House	Ground Floor: Entrance Hallway, Kitchen, Living/Dining Room, Cloakroom First Floor: One Bedroom with ensuite Shower/WC, Further Bedroom, Bathroom/WC and Store Second Floor (Loft): Master Bedroom with ensuite Shower/WC and Store
Proposed Approximate GIA Per Unit	108 sq m (1,163 sq ft)
The Receivers understand that there is a draft agreement in place for the purchase of the adjoining land from the Council. The land in question is hatched blue on the revised plan.	

Proposed Scheme

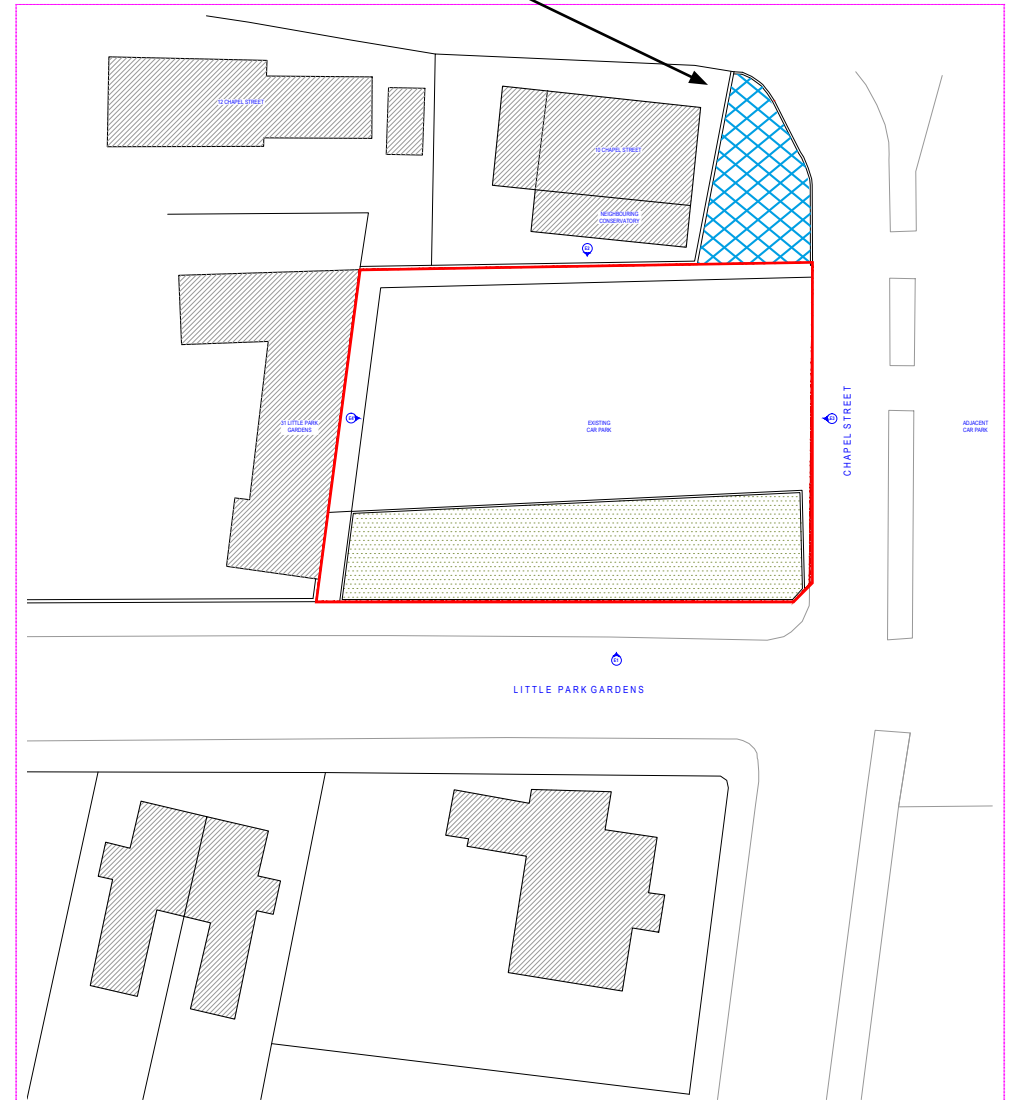
Enfield Council owned land.



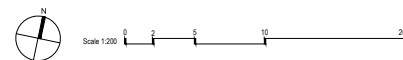
01] OS MAP 1:1250



02] EXISTING SITE AERIAL PHOTOS



03] EXISTING SITE PLAN 1:200



Proposed Scheme



Legal Costs

Each party is to bear their own legal costs.

Tenure

Freehold.

Data Room

Access to the Data Room is available upon request.

Price

Offers are invited on an unconditional basis. We are instructed to guide £1,350,000 (One Million, Three Hundred & Fifty Thousand Pounds) subject to contract only and exclusive of VAT.

The Receivers accept no liability for any of the information and recommend all interested parties to carry out their own due diligence.

Contact

Should you require any further information or wish to arrange an inspection, please contact;

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