

FREEHOLD FOR SALE

0.15 ACRES (0.06 HA)

UNCONDITIONAL OFFERS INVITED

- Excellent residential location in Enfield, London
- Full planning permission for 7 large apartments
- Brownfield – previously developed land
- Current use – Open Storage Yard/Motor Trade
- A10 (1.1 miles); M25 J25 (2.4 miles); A1 (M) J1 (10.8 miles); M11 (10.3 miles)
- Enfield Town Centre (2 miles); Central London (13.6 miles); London Stansted (28 miles); London Heathrow (43.4 miles)



FULL PLANNING PERMISSION FOR 7 APARTMENTS

Land at 733 Hertford Road, Enfield, EN3 6SD



LOCATION

- The site is located off Hertford Road in the London Borough of Enfield, near Freezywater. Located in the ward of Enfield Lock, the site is in a vibrant location with excellent local amenities and well regarded Enfield Town Market.
- Enfield is well connected to transport infrastructure, making the area highly desirable in the north east of London. Connections include:
 - A10 – 1.1 miles
 - M25 J25 – 1.2 miles
 - A1 (M) J1 – 9.6 miles
 - M11 – 9.1 miles
- The nearest stations are Turkey Street (Overground), 0.7 miles from the site which runs to London Liverpool Street in 37 minutes and Enfield Lock Station which runs frequent services into London Liverpool Street (approximately 25 mins) providing an easy commute for residents.
- Liverpool Street provides access to the Elizabeth Line, Weaver Line, Greater Anglia and Stansted Express.
- The site has good connectivity to London Stansted (38 mins) and London Heathrow (1 hour 10 mins).

THE SITE

The site is a rectangular shaped parcel of land measuring 0.15 acres. The property is currently used by a tenant operating a motor trade business comprising of open storage hardstanding. The site is in an established residential location and within walking distance of Belmore Playing Fields and Turkey Street Station (18 min walk).

Enfield is regarded as one of London’s greenest boroughs with over 900 hectares of green space, with nearby Lee Valley Regional Park Authority and Epping Forest, 10 mins and 15 mins drive respectively.

The parcel is considered brownfield land and the site benefits from full planning permission for 7 apartments.

The site is well located to nearby education facilities including Freezywater St George’s CofE VA with a ‘Good’ Ofsted rating, Galliard Primary School with a ‘Outstanding’ Ofsted rating, Highlands School (Secondary) with an Outstanding Ofsted rating and Kingsmead School (Secondary) with a ‘Good’ Ofsted rating, all of which are within 5 miles.

DEVELOPMENT OPPORTUNITY

The property is not formally designated under the adopted Enfield Council Local Plan and is outside of the Enfield Conservation Area. The parcel is immediately adjacent to residential dwellings.

The site benefits from full planning permission for 7 large apartments in a distinctively designed building, set over 3 and 4 storeys. Planning was granted on 14th June 2023, with development to commence no later than 3 years from the date of the decision notice. The application can be found under the planning reference 22/04118/FUL.

The scheme provides the opportunity to deliver a small exclusive apartment development which will include a mix of 1, 2 and 3 bedroom apartments, car parking provision, cycle store and a communal rooftop garden. The rooftop garden also has the potential to be used privately.

The site falls into the Lower Rate Eastern Zone for CIL charges which is £40 psm. The site would likely also be subject to Epping Forest SAC of £398.40 per dwelling. Please refer to the Enfield Council website.



SCHEDULE OF ACCOMMODATION

The site provides a mix of large 1, 2 and 3 bedroom apartments, in the below schedule:

Type	Number of Units	Sq ft (per unit)
1-bed apartment	2	554
2-bed apartment	1	656
2-bed apartment	1	807
3-bed apartment	1	839
3-bed apartment	1	796
3-bed apartment	1	828
Total	7	5,034

*Please note some of the accommodation includes office/study which could meet National Described Space Standards for further bedroom space.



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TENANCY POSITION

The site is subject to a rolling licence capable of termination on one month's notice. All tenancy information is available in the information pack. Please contact the agents for further information. The freehold interest is being offered for sale on an unconditional basis with vacant possession attainable on expiry of the notice period.

ACCESS

The site is accessed off Hertford Road which forms part of the adopted highway.

SERVICES

Services are assumed to be available in the adjacent highway.

RATEABLE VALUE

The rateable value for the property is £11,500 (1st April 2023 to present).

VAT

The property is not subject to VAT and will not be chargeable on the purchase price.

VIEWING

The site can be viewed from Hertford Road roadside. Please respect the existing occupier's privacy.

GUIDE PRICE

Offers are invited in the region of £925,000.

MARKETING AND OFFERS

The site is to be sold by informal tender. Unconditional offers are invited and are to be submitted by the advertised bid deadline. The vendor maintains the right to not accept the highest or any offer received.

INFORMATION PACK

Please contact the agents for the information pack.

QUESTIONS SHOULD BE SENT TO:

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