PROPOSED SCHEME VISUALISATION

REAR OF 250 HIGH STREET

ENFIELD, HERTFORDSHIRE, EN3 4HB

SOLE AGENT

GLPG

INVESTMENT SUMMARY

- The sale of a **freehold site with detailed planning consent** to create a brand-new development comprising nine apartments
- **Proposed Residential NSA** approx. 7,406 sq. ft. / 688 sq. m. - **click here** to skip to the accommodation schedule
- **Prominent site** measuring approx. 0.11 acres / 4,924 sq. ft. / 457.5 sq. m.
- It is our understanding that there are **CIL liabilities of approx. £100,000 and that there are no Section 106 contributions** - we strongly encourage all interested parties to carry out their own due diligence to confirm this
- **Surface parking for five of the proposed nine units**
- **Offers are invited for the freehold interest on an unconditional basis**

LOCATION

The site is located adjacent to High Street, Enfield, just 0.4 miles from Southbury Station and 1.5 miles to Enfield Town Centre.

Enfield is an affluent area, comprising a mix of families, downsizers and young professionals, where properties of all types continue to benefit from strong capital appreciation.

The Town Centre has an abundance of restaurants, shops and supermarkets whilst having excellent local schools.

The railway station is located approx. 0.4 miles from the site, with trains travelling into Central London in approx. 25 minutes.

The area has experienced substantial growth over the past decade, underpinned by excellent schools and transport links as well as being a short journey time into Central London by both car and public transport.

ENFIELD TOWN CENTRE - 1.5 MILES

KEY DISTANCES

- Ponders End Park - 450 feet
- St Matthews C of E Primary School - 0.2 miles
- Southbury Station - 0.4 miles
- Tesco Extra - 0.4 miles
- Ponders End Station - 0.7 miles
- Enfield Town Centre - 1.5 miles

SOUTHBURY STATION - 0.4 MILES

AERIAL IMAGE WITH SITE OUTLINE

DESCRIPTION

A freehold site benefitting from detailed planning consent to create a brand-new residential development comprising nine apartments.

The uniquely designed proposed scheme includes a total residential net saleable area of approx. 7,406 sq. ft. / 688 sq. m.

The scheme includes a mix of 1, 2 & 3 bedroom apartments (broken down as 5 x 1-bed, 2 x 2-bed & 2 x 3-bed).

In addition, there is a provision for five surface car parking spaces.

NB: An element of the former pub which crosses the proposed site boundary will be demolished ahead of completion.

DATA ROOM

Click Here to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: 250HIGHSTREET (case sensitive)

The data room contains the following set of documents:

1. Full set of approved plans & documents
2. Proposed Title Plan following sub-division of existing
3. Decision Notice

Please note, the data room is being regularly updated.

Unit	Parking	Beds	NIA Sq. Ft.	NIA Sq. M.
9-Unit Consent (Planning Ref: 19/03748/FUL)				
1	1	1	667	62
2	-	1	635	59
3	-	1	710	66
4	1	3	1,066	99
5	1	2	1,033	96
6	-	1	700	65
7	-	1	667	62
8	1	3	990	92
9	1	2	936	87
TOTAL			**7,406**	**688**

PROPOSAL

Offers Invited for the Freehold interest at £1,300,000, subject to contract

VAT

It is our understanding that the property is elected for VAT

OFFERS

To be sent via email to team@glpg.co.uk, detailing the following:

1. Purchaser details
2. Proposal including timescales
3. Exchange deposit
4. Method of funding & proof of funds
5. Level of due diligence undertaken to date
6. Solicitor details
7. Any associated conditions

DATA ROOM

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DEBT ADVISORY

GLPG's Debt Advisory Team advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

For more information, please contact Nick Swerner on 07966 487 790 / 0203 640 6420 / nick.swerner@glpg.co.uk.

CONTACT

For further information or to arrange an inspection, please get in touch with a member of our Investments Team:

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

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