

# FREEHOLD FOR SALE

0.25 ACRES (0.1 HA)

SUBJECT TO PLANNING: OFFERS INVITED

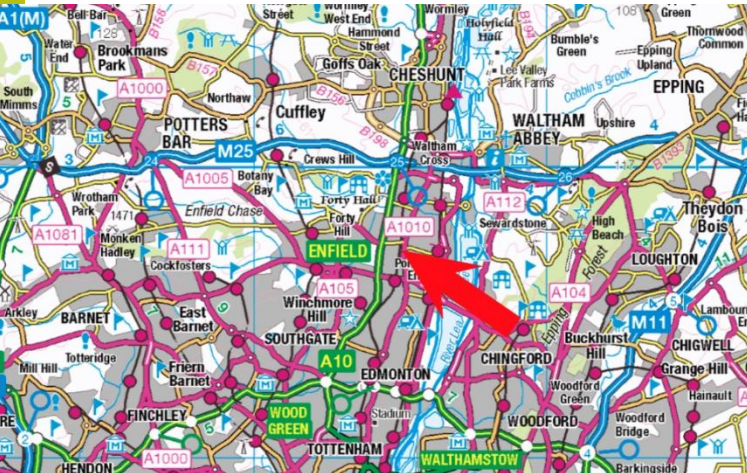


- › Excellent residential location in Enfield, London
- › Rare Residential redevelopment opportunity STP
- › Brownfield – previously developed land
- › Current use – Storage Yard & Office/Retail Use
- › A10 (1.1 miles); M25 J25 (2.4 miles); A1 (M) J1 (10.8 miles); M11 (10.3 miles)
- › Enfield Town Centre (2 miles); Central London (13.6 miles); London Stansted (28 miles); London Heathrow (43.4 miles)

## RESIDENTIAL REDEVELOPMENT OPPORTUNITY

**Land at 120 Hertford Road, Enfield, EN3 5AX**





## LOCATION

- The site is located off Hertford Road in the London Borough of Enfield. Enfield is 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 – 2.4 miles
  - A1 (M) J1 – 10.8 miles
  - M11 – 10.3 miles
- The nearest station is Southbury, 0.8 miles from the site which runs frequent services into London Liverpool Street (approximately 31 mins). The site is also within a short distance of Brimsdown station located 0.9 miles away, also providing services into London Liverpool Street (approximately 22 minutes) 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 (34 mins) and London Heathrow (54 mins).



## THE SITE

The site is a rectangular shaped parcel of land measuring 0.25 acres. The property is currently used by a tenant operating a plant hire business comprising of open storage, three industrial buildings and an office / retail premises. The property is in an established residential location and within short walking distance of Durants Park (10 min walk) and Enfield Playing Fields (17 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, 15 mins and 21 mins drive respectively.

The parcel is considered a brownfield development opportunity for residential use on a subject to planning basis.

The site is well located to nearby education facilities including Suffolks Primary School, Bishop Stopford's School and Capital City College Enfield, all within a 10-minute walk.

Enfield Town Centre amenities are 2 miles to the west of the site which provides a mix of retailers, bars, restaurants and cafes comprising both national chains and independents.



## PLANNING POSITION

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 and commercial premises.

Enfield Borough Council are currently progressing a new Local Plan which is undergoing Stage 2 of Public Examination ending in August 2025. Final adoption is expected by the end of 2025.

As of March 2024, Enfield's five-year housing land supply has been calculated at 3.8 years. The site therefore represents an opportunity to contribute to housing delivery within Enfield Borough.

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.







## DEVELOPMENT OPPORTUNITY

The site provides a redevelopment opportunity of a brownfield site in a residential location in Enfield. The property presents an opportunity to deliver a small private residential scheme with conversion potential of the existing building and further development within the yard. The office/retail premises is approximately 5,134 sqft GIA (477 sqm).

The site is unconstrained by planning policy as it is not subject to a listed building designation, heritage constraints or located within a Conservation Area. The site falls within Floodzone 1.

## TENANCY POSITION

The site is subject to a lease to Mr Plant Hire with lease expiry on 8th January 2027 which is not subject to the LTA 1954. A mutual break option can be served on 6 months' notice. The Tenant is looking for alternative premises and so vacant possession will be provided on completion.

All tenancy information is available in the information pack. Please contact the agents for further information.

## 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.

## EPC

The commercial buildings EPC ratings are band B for the offices and workshop and band C for the retail element.

## RATEABLE VALUE

The rateable value for the property is £25,500 (1<sup>st</sup> April 2023 to present).

## INFORMATION PACK

Please contact the agents for the information pack.

## VIEWING

Access onto the site is strictly by prior appointment only with Kirkby Diamond.

## TENURE

The freehold interest is being offered for sale on a subject to planning basis as a whole with vacant possession on completion.

## MARKETING AND OFFERS

The site is to be sold by informal tender. Subject to planning 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.

## QUESTIONS SHOULD BE SENT TO:

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