



GILMARTIN LEY

Freehold Land (4.6 acres) For Sale - Enfield EN2

Suitable for alternative uses subject to planning permission

**Capel Manor Kennels and
Cattery**
**Whitewebbs Lane,
Bulls Cross,
ENFIELD, EN2 9HH**



Area

Site Area: 18,632 sq.m. (200,549 sq.ft.)

Price

Offers in excess of £1,550,000
subject to contract

Property Description

The property comprises a regularly-shaped and gently sloping plot of land of 4.604 acres (1.863 ha.) with frontages to Whitewebbs Road in the south and Bulls Cross Ride in the west.

The property is currently operating as a kennels & cattery in addition to a separate five bedroom chalet style brick built house, private garden with swimming pool, barns and a number of paddocks.

- > 1,242.48 sq.m (13,374 sq.ft) of built space
- > Suitable for alternative uses subject to planning permission
- > Excellent transport communications
- > Neighbouring occupiers include Tottenham Hotspur Training Centre & Capel Manor College





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Accommodation	Area sq.m.	Area sq.ft.	Comments
House	276.77	2979	
Kennels,cattery, office & stores	660.10	7105	
Barns	188.35	2027	
Stables	117.26	1262	

Property Location

The property is located 12 miles north of Central London in the London Borough of Enfield, within the M25.

The property is situated to the north-east of Enfield Town, at the eastern end of Whitewebbs Lane on the northern side of the road, close to the intersection with Bulls Cross. It is bounded by Bulls Cross Ride to the west, Whitewebbs Road to the south and Gilmour Close to the east.

The new Tottenham Hotspur training facility is situated immediately to the south-west. Capel Manor Gardens and College are immediately to the east of the property.

The property has very good road transport links: the junction of the A10 with the M25 (J25) is 0.25 miles to the east.

Turkey Street National Railway Station is 0.75 miles south-east of the property, providing regular services to London Liverpool Street, with a journey time of 34 minutes and Cambridge, with a journey time of circa 1 hour 30 minutes.

2010 Rateable Value £22500.00

Estimated Rates Payable £9742 per annum

Service Charge p.a. N/A

Terms Freehold for sale with vacant possession

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Enfield

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/22336>
House Plan
Kennels & Cattery Plan
Energy Performance Certificate
Title Plan

Last Updated: 30 Sep 2014

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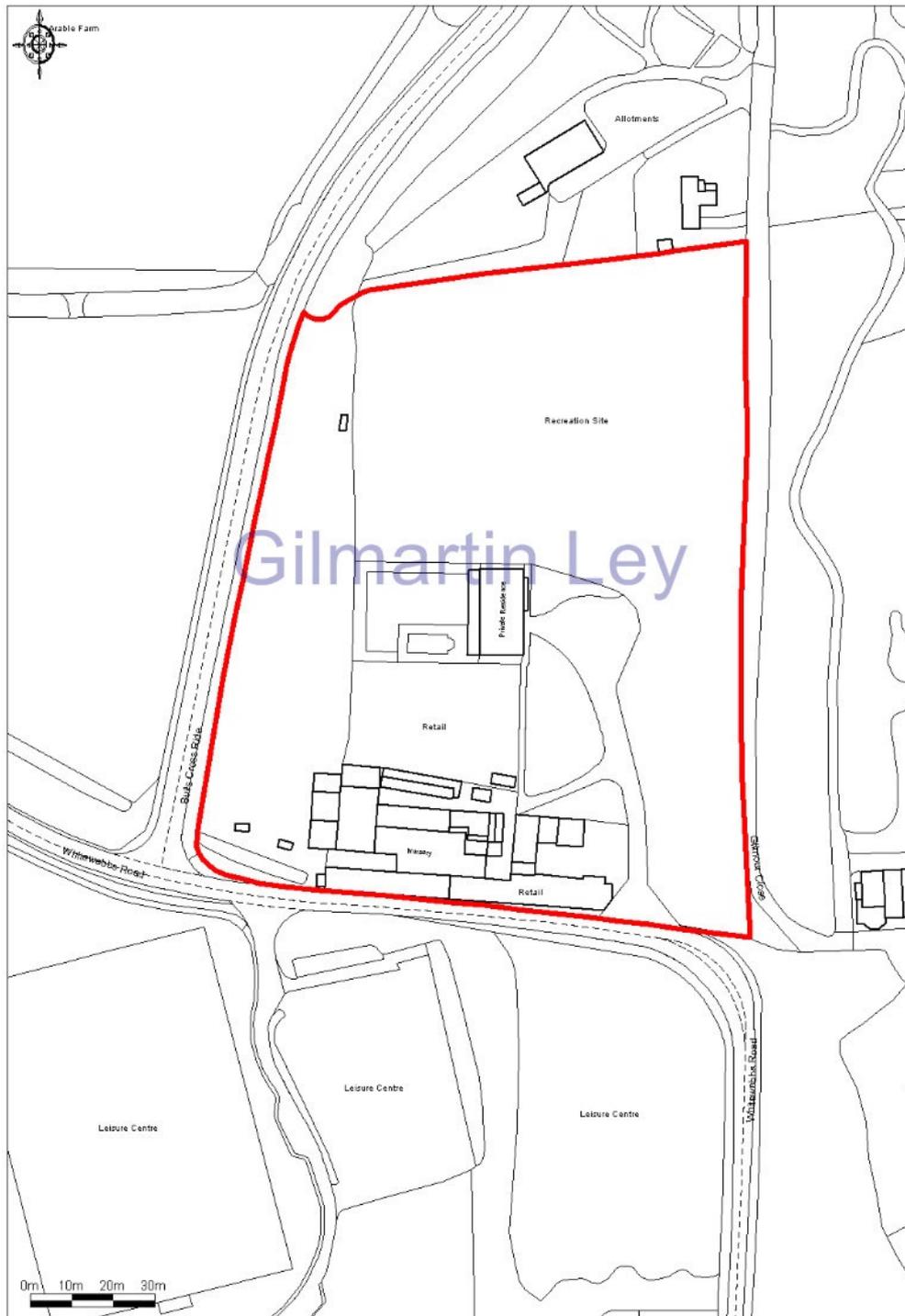


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Scale 1:1250

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Our ref: 22336

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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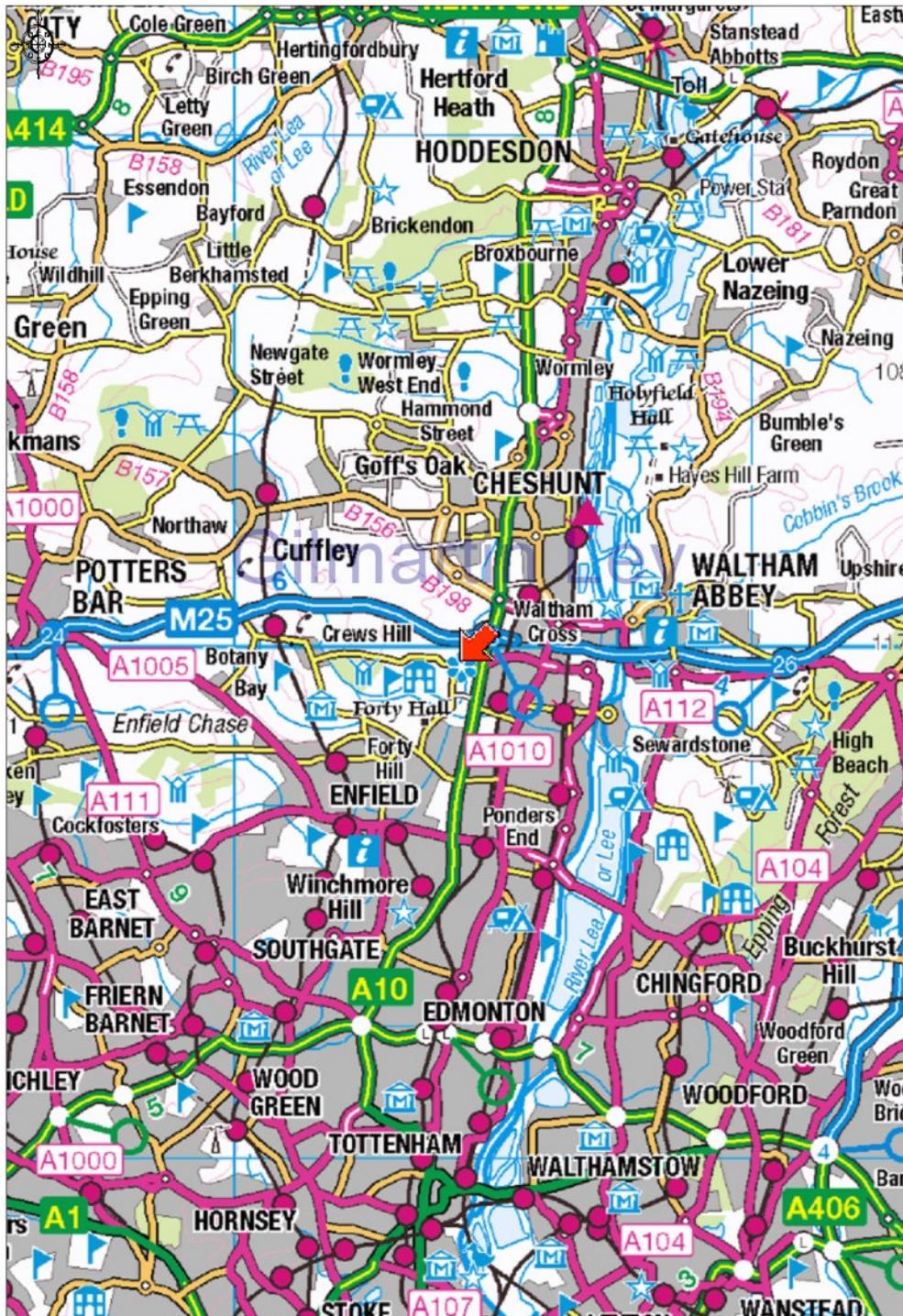


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