



GILMARTIN LEY

Freehold D1 Church and Community Buildings With Development Potential - Oakwood EN4

**Oakwood Methodist Church
Westpole Avenue,
Oakwood,
LONDON, EN4 0BD**



Area

Gross Internal Area: 1,057 sq.m. (11,378 sq.ft.)

Price

Offers in excess of £3,000,000 subject to contract

Property Description

This 0.6 acre site has been in the same ownership for approximately 75 years. The property comprises a church, nursery school, church hall, a two bedroom residential flat and a number of community meeting rooms, which were built and extended during the 1950s and 1960s.

The site affords a generous amount of open space and parking for approximately 22 vehicles, mainly to the south and west of the buildings on the site. At the north east corner of the site is an electricity sub-station.

The property could be suitable for a number of alternative D1 and D2 planning uses, as well as having development potential for residential and care home uses, subject to the necessary planning consent.

- > Freehold with vacant possession
- > Site area 0.6 acres
- > Existing D1 planning uses
- > Church closed September 2014
- > Built space with a Gross Internal Area of 1,057 sq.m (11,379 sq.ft)
- > Affluent North London location
- > Oakwood London Underground Station (Piccadilly Line) is only 300 metres east of the property
- > Potential for a variety and mix of alternative uses subject to planning consent



Accommodation	Area sq.m.	Area sq.ft.	Comments
Church (ground floor)	274.07	2,950	Comprising main church, offices, porch and store
Lonsdale / Trent Extension (ground floor)	60.07	646	Comprising Lonsdale Room (community meeting room)
Lonsdale / Trent Extension (first floor)	74.15	798	Comprising Trent Room (community meeting room), and kitchen
Nursery School (ground floor)	185.71	1,998	Former Scout Hall comprising main hall, store rooms, kitchen and offices / WCs
Nursery School (upper level)			Comprising store / loft, not measured

<http://www.gilmartinley.co.uk/properties/for-sale/development/oakwood/london/en4/22539>

Our ref: 22539

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

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Accommodation	Area sq.m.	Area sq.ft.	Comments
Rattenbury Complex (ground floor)	131.27	1,412	Comprising vestibules, community meeting room, kitchen and WCs
Rattenbury Complex (first floor)	64.12	690	Comprising self-contained two bedroom flat
Church Hall (Former Church - ground floor)	224.54	2,416	Comprising main hall, stage and side store
Church Hall (Former Church - lower level)	43.19	464	Comprising store and boiler room

Property Location

The property is situated in a tranquil residential area on the north side of Westpole Avenue close to its eastern end in the heart of Oakwood, a well-regarded and improving suburb being 3 km south of Hadley Wood, one of North London's most sought-after residential areas.

Various shops and restaurants are situated close to and on Bramley Road, which is 150m south-east of the property, in addition to those on Cockfosters Road, which is 900m west of the property.

Public transport communications are excellent with Oakwood London Underground Station (Piccadilly Line) being 300m east of the property. Bus stops for the 121 (Enfield Lock - Turnpike Lane), 307 (Barnet Hospital - Brimsdown), 377 (Oakwood - Ponders End) and N91 (Trafalgar Square - Cockfosters) are situated on Bramley Road and Chase Road, close to the property.

The property has exceptional access to green open spaces: Trent Park comprising 3.2 sq km of parkland is directly to the north of the property. The park features a 'Go Ape!' forest adventure activity centre, hockey club, public golf course and equestrian centre and forms part of the Metropolitan Green Belt. There is an entrance to Trent Park just 300m to the east of the property.

Southgate School, a secondary school with 'Science Specialist Status' and which is rated by Ofsted as 'outstanding', is in Sussex Way 300m west of the property.

Service Charge p.a.

N/A

Terms

Freehold for sale with vacant possession, save for being subject to a lease in respect of a substation located in the north east corner of the site which expired in 2009. The tenant is currently holding over.

Legal Fees:

Each party is to bear its 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/22539>
Bid Requirements Document
Block Layout Plan
Electricity Substation Lease
Energy Performance Certificate
Block Layout Plan

Last Updated:

13 Sep 2016

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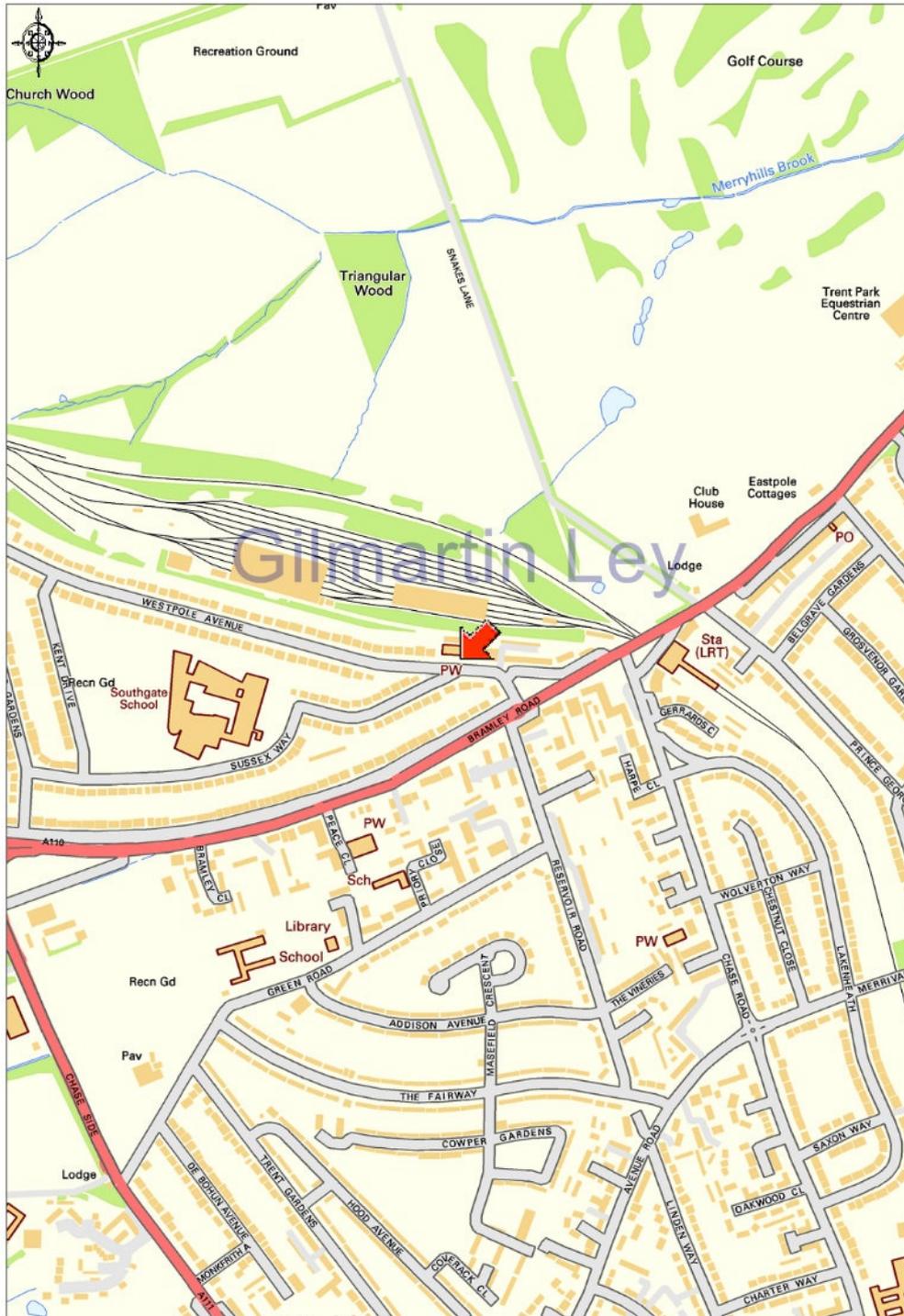
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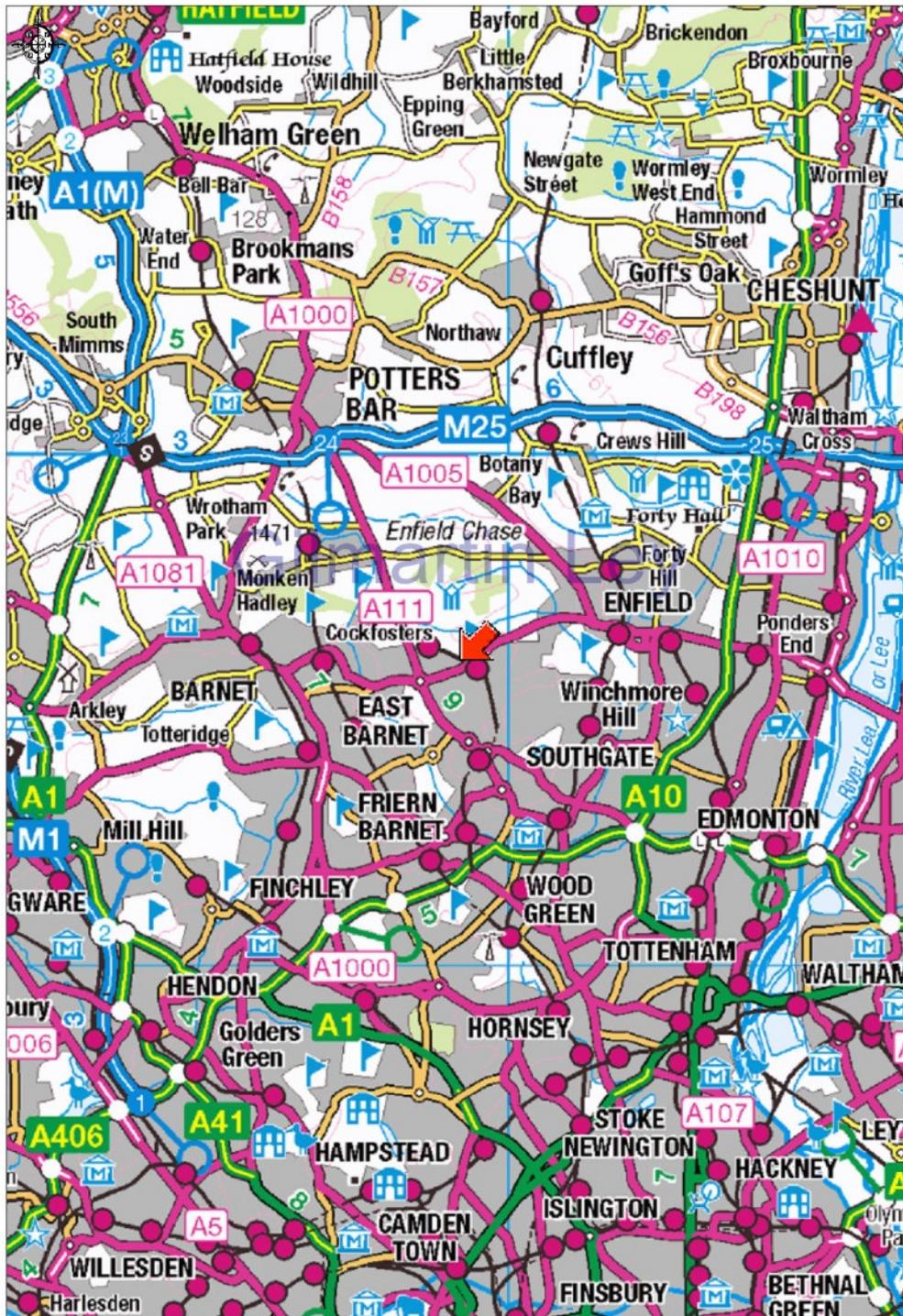
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