



GILMARTIN LEY

# Freehold Site For Sale with Vacant Possession - Enfield EN2

Residential Development Potential

**Kings Oak Nursery  
Tingleys Top Lane,  
Crews Hill,  
ENFIELD, EN2 9BJ**



## Area

Site Area: 4,238 sq.m. (45,617 sq.ft.)

## Price

Guide price £1,700,000 subject to contract



## Property Description

This property covers an area of 1.05 acres, excluding the section of the access road which forms part of the property and over which neighbouring properties have a right of access.

There are two means of vehicular access to the site from Tingleys Top Lane albeit the western access point has not been used for some time.

In 2010 at a planning appeal, the Inspector confirmed that the land was authorised to be used for '...the display, sale and storage of reclaimed architectural features (for example including but not limited to doors, floorboards, and other timber goods, baths, fireplaces, furniture and architectural ridge tiles) and building materials...'

A copy of the planning appeal decision which includes the applicable conditions can be downloaded from our website.

Some 74% of the site comprises hardstanding areas and storage / workshop / display buildings, plus a bungalow.

The remainder of the site is 'soft ground', comprising a 'garden area' which is used for the storage, display and sale of garden materials e.g. benches and birdbaths, and the garden of the bungalow.

The commercial / industrial buildings have internal heights of between 2.5 and 3.5 metres.

## RESIDENTIAL DEVELOPMENT - EXISTING SCHEME

We are informed that in 2013 Enfield Council made a resolution to grant planning consent for a scheme for 4 large detached five bedroom houses, subject to the completion of a S106 agreement. The total Gross Internal Area of the scheme is 1,356 sq m / 14,596 sq ft. A copy of the planning officer's report which includes the scheme drawings can be downloaded from our website. The S106 agreement was agreed but has not yet been signed.

## RESIDENTIAL DEVELOPMENT - OTHER POSSIBILITIES

We understand that a scheme comprising a greater number of smaller houses in place of the existing scheme may now be possible.



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It would also be possible to create a private access for the existing bungalow in order to separate this from the remainder of the site for a buyer who wishes to retain the predominantly commercial use of the property.

Note: there is currently a mistake on the registered title plan, and this is in the process of being rectified by our client's solicitors.

Note 2: we understand VAT is not payable on the purchase price.

## **Key considerations**

- > 1.05 acre site with permitted use for the storage, display and sale of building materials
- > 10,568 sq ft of existing buildings
- > Residential development potential - resolution to grant permission for 4 x detached houses in 2013 (14,560 sq.ft)
- > Improving value location



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## Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
North stores	138.03	1,485	
North-east stores	150	1,614	
Main central showroom next to car park	162.70	1,751	
Store adjoining east showroom	32.80	353	
East showroom	62.58	673	
Portacabin adjoining east showroom	27.55	296	
Southern workshops	221.34	2,382	
Bungalow	144.98	1,560	
Dilapidated south-west greenhouses	24	258	
Dilapidated north-west stable block	17.82	191	
TOTAL GIA	981.81	10,568	

## Property Location

The property is situated on the southern side of Tingleys Top Lane which runs west off Theobalds Park Road in Crews Hill.

Crews Hill is located in the northern part of the London Borough of Enfield and is famous for its garden centres, retail nurseries, garden supplies and aquatics businesses. Over recent years Crews Hill has diversified: commercial occupiers now include kitchen retailers, interior designers, and clothing retailers. The garden centres themselves have diversified, becoming more leisure-focussed e.g. featuring indoor children's play areas.

The secondary land use for Crews Hill is residential: nearly all the houses in the area are detached.

Additionally, and principally off of Theobalds Park Road, there are industrial occupiers including metal recycling.

The property is 3km north of Enfield Town Centre and 0.3km south of the M25: J25 is the nearest junction 3.3km to the east.

Crews Hill Railway Station 800m to the north-west provides direct services to London Moorgate, via Finsbury Park, in 37 minutes.

**2017 Rateable Value** £39500.00

**Estimated Rates Payable** £18960 per annum

**Service Charge p.a.** N/A

**Terms** Freehold for sale with full vacant possession

**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/22585>  
2012/3 draft of S106 agreement (not signed)  
Topographical survey  
4 house scheme - planning officer's report and drawings  
Planning appeal decision (existing use)



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**Last Updated:**

16 Jun 2017

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<https://www.gilmartinley.co.uk/properties/for-sale/land/crews-hill/enfield/en2/22585>

Our ref: 22585

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
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