



Freehold Vacant Nursery School Building For Sale - Winchmore Hill N21

Development and reconfiguration potential STPP

GILMARTIN LEY

18 Green Dragon Lane
Winchmore Hill,

LONDON, N21 2LD



Price

Guide Price £975,000 subject to contract



Property Description

The subject property comprises a semi-detached Edwardian former house and separate coach house building set on a generous 0.15 acre plot. The main building is arranged over basement, ground and first floor levels and is currently configured to provide several play / nursery rooms, staff and pupil WCs, kitchen, office and staff room and has been in use entirely as a day nursery for more than 10 years.

We therefore believe a certificate of lawful use of the main building as a day nursery could be obtained which would enable the property to be used for any use within Use Class E (which includes offices and medical / consulting rooms) without requiring a planning application.

Externally, there is a paved forecourt for parking and vehicular access to the coach house down the eastern boundary of the site, to the rear of the plot. The rear garden provides a covered play area, artificial grass garden and a number of timber storage sheds.

The property has significant development potential that could be realised by exploring possible reconfiguration of the existing space & alternative uses and/or the development of newly built space, subject to the necessary planning consents.

Key considerations:

- > Freehold former nursery school
- > Substantial semi-detached Edwardian property and coach house on 0.15 Acre plot
- > Gross Internal Area: 256.50 sq.m (2,761 sq.ft)
- > Highly desirable and affluent North London location
- > Development and reconfiguration potential STPP
- > Suitable for a wide variety of potential alternative uses
- > Of interest to investors, owner occupiers and developers
- > Less than 750m to Winchmore Hill and Grange Park Stations (National Rail)

<https://www.gilmartinley.co.uk/properties/for-sale/development/winchmore-hill/london/n21/29819>

Our ref: 29819

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

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Accommodation

Gross Internal Area: 257 sq.m. (2,760 sq.ft.)

Unit	Area sq.m.	Area sq.ft.	Description and comments
Main Building Ground Floor	122	1,313	
Main Building First Floor	95.10	1,023	
Coach House	39.40	424	
Basement and external timber sheds			Not included within GIA

Property Location

The property is located on the north side of Green Dragon Lane a predominantly residential road between in the desirable North London suburb of Winchmore Hill and Grange Park. The property is situated towards the eastern end of Green Dragon Lane, close to its intersection with Green Lanes at Masons Corner.

The property is equidistant between Winchmore Hill & Grange Park Stations (National Rail) with journey times into Finsbury Park (Victoria & Piccadilly Lines) and Moorgate (Northern Line), with journey times of approximately 16/18 minutes and 31/33 minutes respectively.

2017 Rateable Value £20500.00

Estimated Rates Payable £9840 per annum

Service Charge p.a. TBC

Terms Freehold for sale

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/29819>
Offer Requirements Document
Energy Performance Certificate
Floor Plans
Site Plan

Last Updated: 06 May 2022

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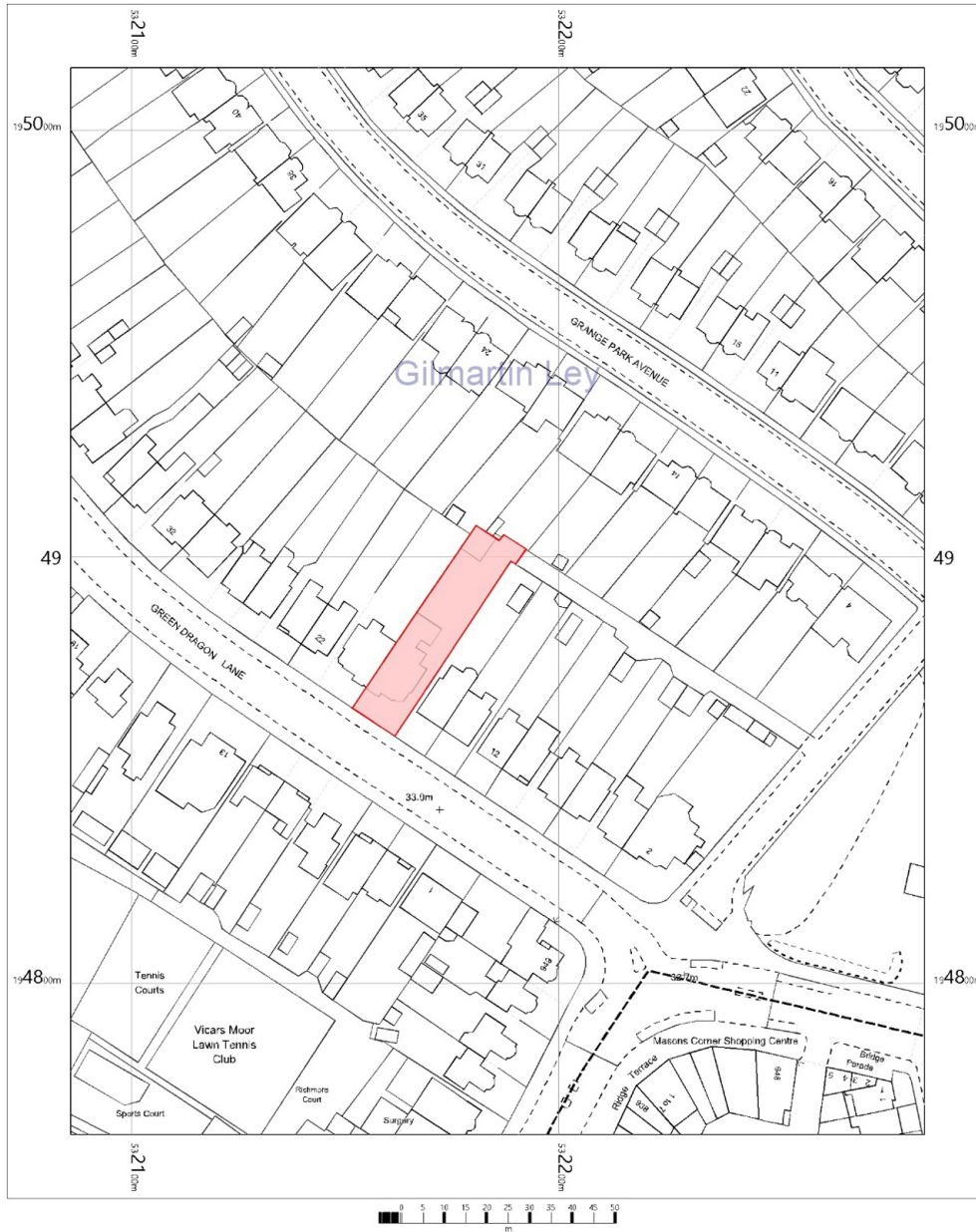


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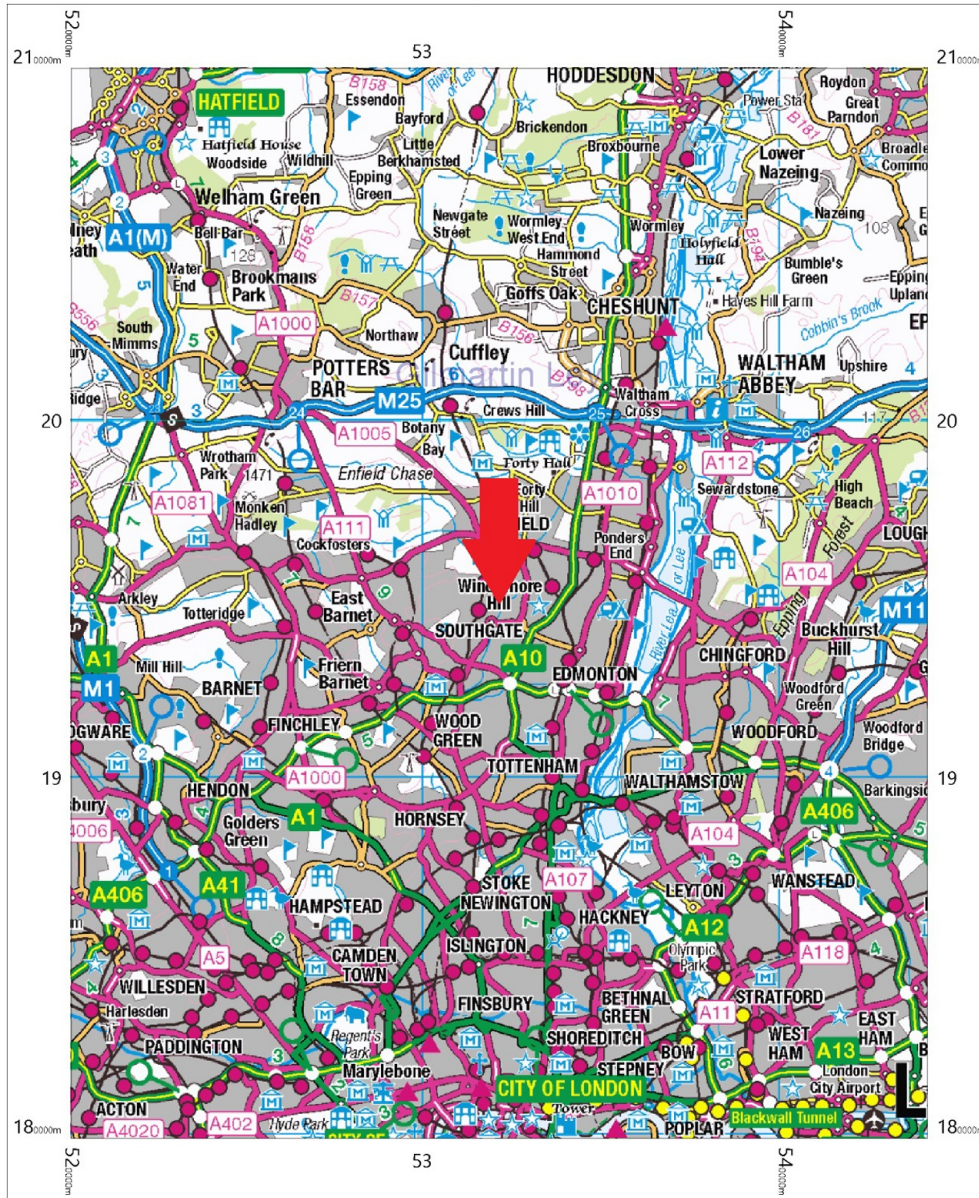


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