

ON INSTRUCTIONS OF FIXED CHARGE RECEIVERS

241 GREEN STREET, ENFIELD

LONDON, EN3 7SJ

Opportunity to acquire a 0.45 hectare (1.1 acre) industrial site in Enfield, north London with alternative development potential for a residential led scheme comprising 148 residential units.



Boundary for indicative purposes only.

EXECUTIVE SUMMARY

- The site extends to 0.45 hectares (1.11 acres) with two industrial/warehouse units providing 35,717sqft (3,318sqm) GIA.
- Alternative development potential with a consented scheme for 148 residential units across 3 blocks, split as follows:
 - 111 Private units
 - 37 Affordable units
- Planning permission for the residential scheme was originally granted on the 28th March 2022 under application reference 20/01526/FUL.
- This permission has recently been subject to an S73 application (ref. 22/03123/VAR) to comply with BS9991:2024 which is in progress.
- The site is located beside Brimsdown station which provides overground services into London Liverpool Street and Stratford stations.
- For sale freehold with vacant possession.



SITE DESCRIPTION

INDUSTRIAL USE

The site is situated in Brimsdown and consists of a broadly rectangular plot of land, which is bounded by Green Street and Enstone Road to the north and west, and the National Rail railway line to the east. It was last occupied by Ripmax who vacated the site as it became surplus to their requirements.

The site extends c. 0.45 hectares (1.11 acres) and comprises two vacant warehouse and mixed use units which extend to a total of 35,717sqft (3,318sqm) GIA with additional external yard/car parking area. The site is regular in shape and broadly level and is securely fenced with no hours of use restrictions.

It is held under two titles (AGL285191 and AGL295048) with an existing industrial planning use class of B8.

The mixed use unit comprises a two storey building with ground floor warehouse space and upper floor production space and offices under a flat felt roof. The property is in poor condition.

The single storey warehouse unit is of portal frame construction with profile metal cladding to the elevations and roof. The roof has approx. 15% roof lights providing natural light to the warehouse area. It has the benefit of two ground level loading doors on to a dedicated loading yard. Externally, there are approximately 30 car parking spaces.

The buildings have an EPC rating of C (67).

Accommodation

Mixed use unit	Sq M	Sq ft
Ground floor warehouse	951.61	10,243.03
Ground floor storage	47.05	506.44
Ground floor office	16.96	182.77
First floor production area	694.12	7,471.44
First floor canteen/Kitchen	94.80	1,020.42
First floor office	169.70	1,826.63
Warehouse unit		
Ground floor warehouse/ancillary	1,344.00	14,466.68
Total (GIA)	3,318.26	35,717.42
Approx 30 car parking spaces		

Approx. GIA



Existing mixed use unit in foreground



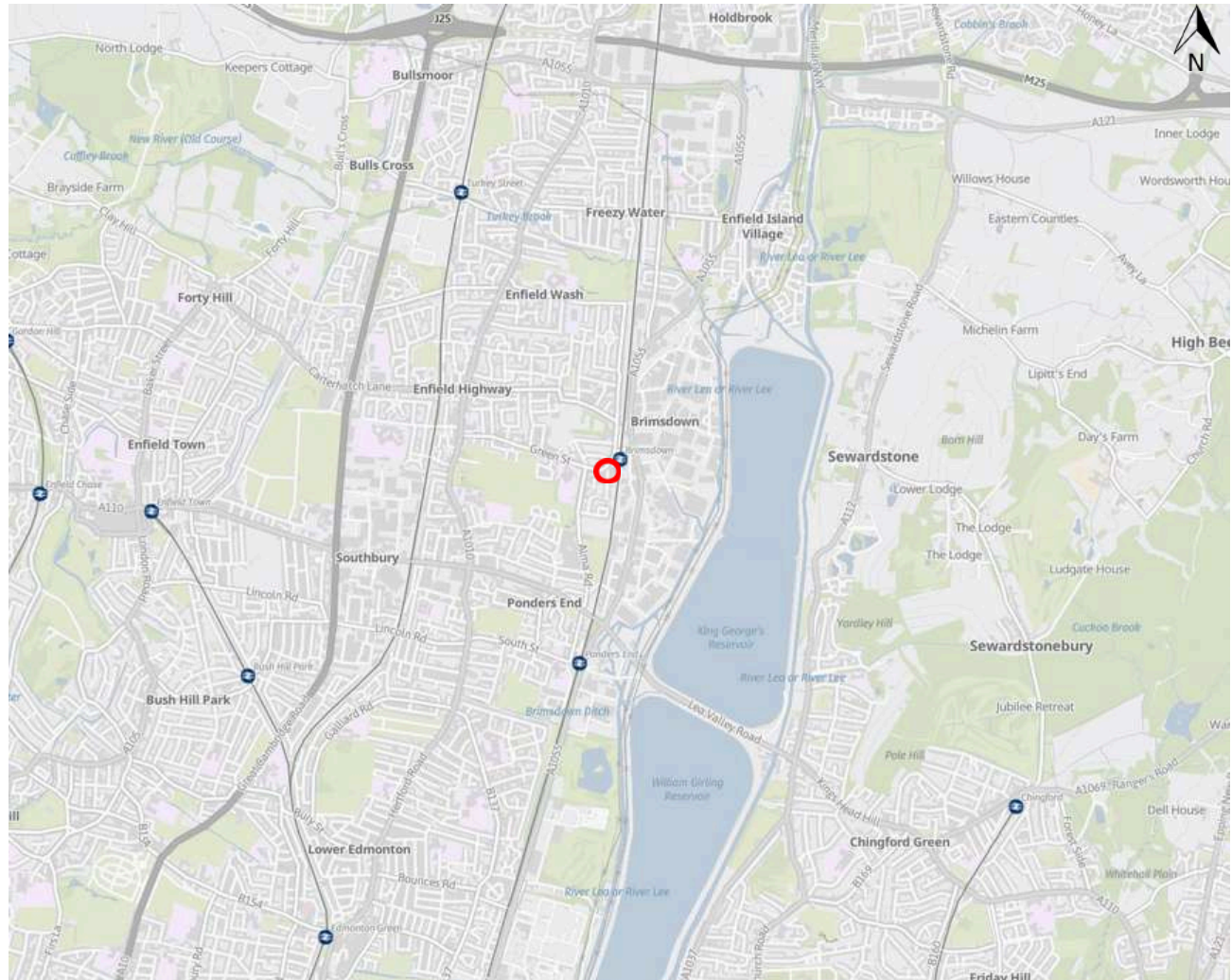
Existing single storey warehouse

LOCATION

The site is adjacent to residential buildings to the south and west with a small parade of retail units to the north. The site is well located to benefit from the array of local hubs including Enfield town centre approximately 3.2km (2 miles) east of the site. Brimsdown Primary School is just a short distance to the west on Green Street.

The property benefits from excellent transport connections with the M25 a 4.8km (3 mile) drive to the north. The site is located 140 metres to the immediate South West of Brimsdown rail station with direct services from to destinations including Hertford East, London Liverpool Street, Tottenham Hale and Bishops Stortford. The average journey time to Central London is just over 20 minutes (Source TfL).

The site is close to an array of public open space with Durants Park just 400m to the south west. The site is located 1km west from Lee Valley Regional Park, a 26 miles long, 10,000 acres park with award winning green spaces, world class sports venues and ecologically vital wildlife havens offering a number of walks and nature trails. Lee Valley Golf Club is approximately 2.3 km (1.4 miles) to the south.



Station	Journey time from Brimsdown
London Liverpool Street	22 minutes
Stratford	22 minutes
Tottenham Hale	8 minutes
Hertford East	29 minutes
Bishops Stortford	29 minutes

PLANNING

The site is currently occupied by two industrial (B8) units, totalling 35,717 sqft (3,318sqm), and car parking.

Planning permission was granted (Ref:20/01526/FUL) by the London Borough of Enfield on 28th March 2022 for:

"Redevelopment of site involving demolition of the existing buildings and erection of a mixed-use development ranging from 2 storeys to 16 storeys comprising 148 residential units in three blocks, together with commercial floorspace (classes A1, A2, A3, B1, B2, B8, D1 and D2) at part ground / first floor levels together with substation, car parking, cycle parking, amenity areas, landscaping and associated works."

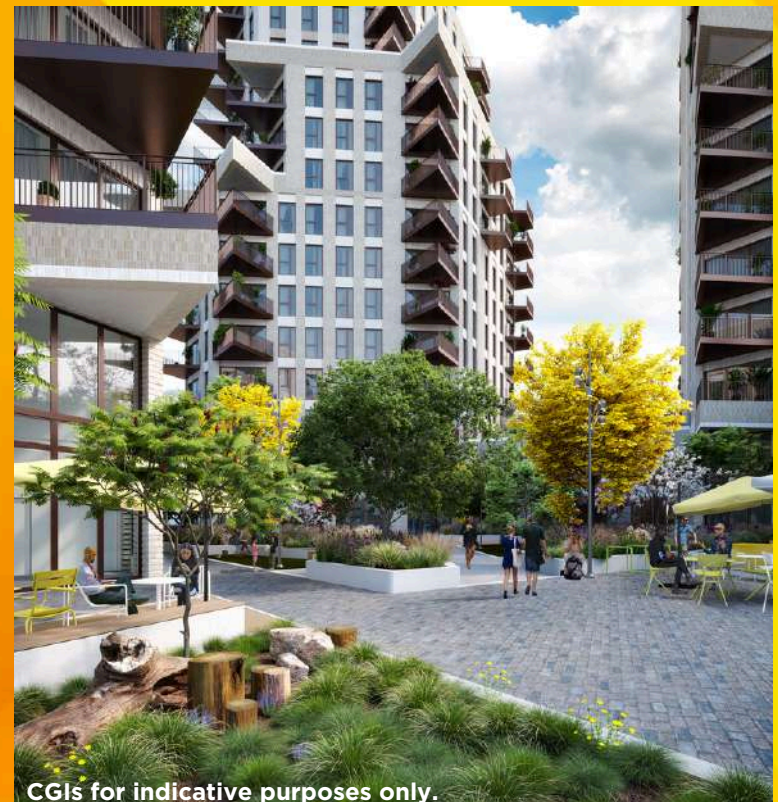
S73 APPLICATION

The permission has recently been subject to a S73 application (ref. 22/03123/VAR), submitted in September 2022 to comply with BS9991:2024 which is in progress.

The consented scheme was designed prior to the amendments to BS9991 and as such did not contain a second stair with compartmentalisation of the core to provide two distinct fire fighting cores and escape routes.

Changes introduced include:

- Inclusion of second stair in Blocks B and C;
- Internal layout changes within the proposed blocks;
- Internal changes to improve fire strategy in line with London Plan Policy D12;
- Internal layout changes have resulted in a reduction in proposed car parking from 46 to 43 spaces meaning in a parking ratio of 0.29 spaces per unit (previously 0.31 spaces);
- Internal layout changes have resulted in a slight increase in the cycle parking from 286 residential spaces to 290 spaces which exceeds policy requirements; and
- Revised housing mix of 64 x 1 bed homes (54 previously), 69 x 2 bed homes (71 previously) and 15 x 3 bed homes (23 previously) (number of homes remains as per the 148 consented).



CGIs for indicative purposes only.

ACCOMMODATION SCHEDULE - CONSENTED SCHEME

The accommodation is split across three blocks, with the Affordable Housing being predominantly within Block B. An overview of the accommodation schedule is below. A full breakdown is available in the dataroom.

Residential Accommodation Summary

Block	Private Units	Affordable Units	Total units	Private NSA sqft	Affordable NSA sqft	Total NSA sqft
A	0	19	19	0	13,996	13,996
B	65	8	73	47,755	4,959	52,714
C	46	10	56	32,023	5,816	37,834
Totals	111	37	148	79,778	24,771	104,544

Commercial Accommodation Summary

Block	Floor Level	Units	NSA sqft
A	0	1	3,418
B	0	2	711
C	0	3	3,794
C	1	3	4,246
Totals			12,170



241 Green Street Enfield, London, EN3 7SJ

TENURE

The property is for sale freehold. Copies of the title registers are available in the dataroom.

SURVEYS

All surveys are available on the dataroom.

VAT

We understand that the property is not elected for VAT.

AML

The successful purchaser will be required to comply with Savills and the FCA's anti money laundering requirements.

DATAROOM

For the dedicated dataroom with further information please click button below:

[**DATAROOM**](#)

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