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ENTER

NEW RIVER MANSIONS

CHURCH STREET | ENFIELD | EN2

A rare freehold residential development opportunity for sale in the heart of Enfield, metres from all amenities

A freehold 0.71 acre site, currently comprised of a vacant office building which benefits from detailed planning consent to construct a thoughtfully considered, brand-new 78-unit residential scheme.

The site is centrally located within Enfield Town Centre, just 0.2 miles from Enfield Chase Station, whilst being surrounded by green space, Bush Hill Golf Course & a river.



Executive Summary

A freehold 0.71 acre site, currently comprised of a vacant office building which benefits from detailed planning consent to construct a thoughtfully considered, brand-new 78-unit residential scheme.

Proposed scheme provides a NIA of 53,780 sq. ft. / 4,996 sq. m. with a GIA of approx. 74,007 sq. ft. / 6,875 sq. m.

The site is located on the edge of the Town Centre, 0.2 miles from Enfield Chase Station & 0.4 miles from Enfield Town Station.

The site is surrounded by green spaces and overlooks a canal, whilst being within walking distance to a variety of shops, restaurants & supermarkets in addition to the Palace Gardens Shopping Centre.

Proposed scheme consists of 33 x 1-bedroom, 41 x 2-bedroom and 4 x 3-bedroom apartments.

The proposed scheme includes the provision of 9 x affordable rented apartments (5 x 2-bed & 4 x 3-bed).



Location

Located within the Town Centre, surrounded by an abundance of restaurants, shops, supermarkets & transport links.

The site is located in Enfield, a suburban town in northern greater London, 10 miles to the north east of Central London

Enfield has excellent transport links with Enfield Chase Station being 0.2 miles from the site with trains travelling into Moorgate and Enfield Town Station 0.4 miles away with trains in London's Kings Cross

The A1 & M25 motorways are within easy reach and there are a number of excellent schools, greenspace, shops, supermarkets & shopping centres within the immediate vicinity

Connectivity



Enfield Chase Station

0.2 miles away





ENFIELD CHASE STATION

BUSH HILL PARK GOLF CLUB

NR

NEW RIVER

MILLENNIUM FOUNTAIN

BUS DEPARTURE POINT

TOWN CENTRE

Planning

The proposal is for the redevelopment of the site to provide 78 residential units (Class C3).

The development will involve the demolition of the existing vacant office buildings and the erection of two residential blocks.

The northern block, fronting Church Street, will comprise 30 units of accommodation over five storeys and will accommodate a mix of private and affordable housing units. The southern block will comprise 48 private residential units over six storeys.

Each residential unit will have access to a private balcony or terrace, in addition to 172sqm of dedicated play space for children with further opportunities for informal play around the wider site.

The new homes are proposed to meet or exceed Nationally Described Space Standards and all new homes are proposed to meet building regulations Part M4(2) standards and the London Plan.

Three parking spaces for blue badge holders are proposed on site. Otherwise the proposal will be car free in line with current and emerging Enfield and London Plan policy, as the Borough and city move closer to addressing air quality and climate change by facilitating such measures as car free development where there is are excellent public transport links (in this case PTAL 6a, excellent). 140 long stay cycle parking spaces are proposed.

The scheme includes the provision of 16.7% (9 units) affordable housing (by habitable room). All the affordable units will be provided as London Affordable Rent (LAR).

NB: A set of drawings by POW Architects is included within the data room which value engineers the consented scheme in order to remove the requirement for a basement level. Interested parties should carry out their own due diligence to confirm that this scheme is implementable and in line with any necessary consents.



Proposed Accommodation Schedule

Unit Type	No. Units	Units %	Total NSA (sq. ft.)	Total NSA (sq. m.)	NSA Per Unit (sq. ft.)	NSA Per Unit (sq. m.)
1B2P	33	42.31%	18,288	1,699	554	51.49
2B3P	4	5.13%	2,831	263	707	65.7
2B3P-WAD	8	10.26%	6,286	584	785	72.95
2B4P	29	37.18%	22,938	2,131	791	73.47
3B4P	4	5.13%	3,444	320	861	80
Grand Total	78	100.00%	53,780	4,996		

Affordable Housing

The scheme includes the provision of 16.7% (9 units) affordable housing (by habitable room).

All of the affordable units will be provided as London Affordable Rent (LAR).

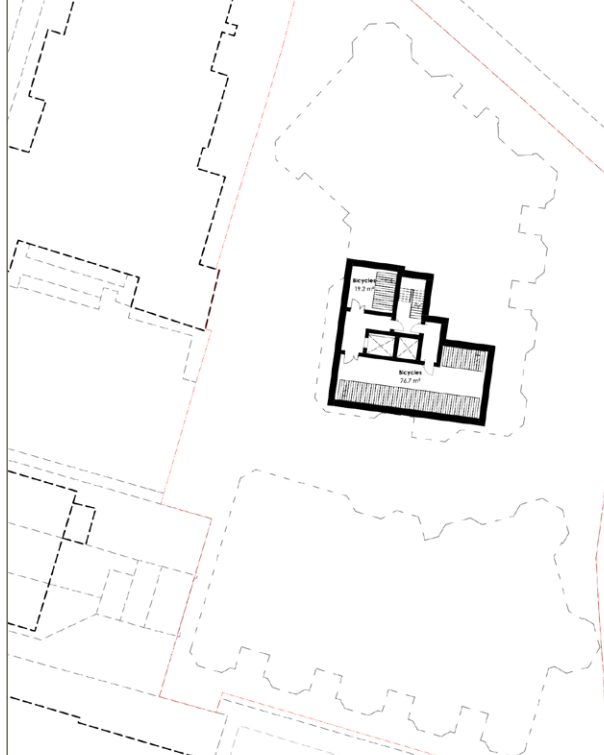
S106

Financial contributions are estimated to be £227,033.80.

CIL

It is our understanding that the proposed scheme will result in a CIL liability of approximately £770,000, however, interested parties should carry out their own due diligence to confirm this.

Floor plans



Floor plans



Third Floor



Fourth Floor



Fifth Floor



Sixth Floor





Proposal

The freehold property is for sale, by way of informal tender, and offers are invited in excess of £6,000,000, subject to contract.

VAT

The property is not elected for VAT.

Data Room

A project data room has been set up and interested parties are able to find further information and associated documents by visiting:

www.glp.co.uk/properties/new-river-mansions

Data Room Access Code: **NEWRIVER** (*case sensitive*)

Debt Advisory

GL Capital advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower-to-lender partnerships.

To learn more, please get in touch with a member of the GL Capital team on +44 (020) 3089 0695 / finance@glpg.co.uk.

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.