



Freehold Development Opportunity

Lion Road, Edmonton, N9 9DL



CGIS for identification purposes only



Lion Road, Edmonton, N9 9DL

Summary

Freehold Development Opportunity

Planning permission has been granted under reference: **23/04033/FUL** by the London Borough of Enfield for the redevelopment of 7 dwellings of 3 storeys alongside associated landscaping, private amenity space, bin storage, and cycle parking.

- 3 x 1 bed apartments on the ground floor
- 3 x 2 bed maisonettes over two floors
- 1 x 3 bed house over three floors

Terms

Offers in excess of £750,000 for the freehold interest.

Financial Contributions

We have been advised that the Community Infrastructure Levy (CIL) charge of £46,012 associated with the implementation of the planning permission remains outstanding and will be payable by the buyer.

VAT

We have been advised that VAT is not applicable.

Access

Available on request.



3x Apartments

3x Maisonettes - First & Second Floor



Three Bedroom House Plans



Lion Road, Edmonton, N9 9DL

Existing Externals



Location

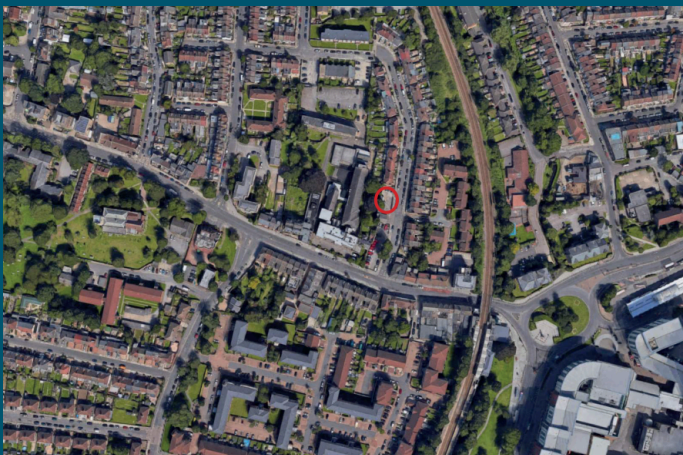
The site is located on the southern end of Lion Road, Edmonton and occupied by a number of structures that are used as a car repair shop. Lion Road reflects a typical outer London suburban street, lined with short terraces of two-storey homes, each featuring small front gardens.

Transport

The site is a short walk away from Edmonton Green therefore has a range of local amenities close by and 0.3 miles away from Edmonton Green overground station which provides direct access to Liverpool Street.

The two existing crossovers onto Lion Road will be removed, creating four new on-street parking spaces.

Site Location



Existing Site



Site Plan





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- Whilst each home will have a landscaped front garden, as well as either a private rear garden or generous private terrace/balcony, the landscape strategy extends across the site and features planting to the front of the site alongside Lion Road, green roofs and rainwater gardens.

Proposed Schedule

(Amenity Space NOT Included)

Unit	Type	Beds	Amenity Space	GIA (m2)	GIA (Sqft)
1	Apartment	1	Courtyard Garden	51	548
2	Apartment	1	Courtyard Garden	54	581
3	Apartment	1	Courtyard Garden	56	602
4	House	3	Courtyard, Terrace & Roof Garden	90	968
5	Maisonette	2	Terrace	79	850
6	Maisonette	2	Terrace	79	850
7	Maisonette	2	Terrace	79	850
Tota GIA				488	5249

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Contact for more information

Robert Fiorentino

020 8194 0844

robert@highfield-investments.co.uk

Sam Murphy

020 8194 0844

Sam.murphy@highfield-investments.co.uk

highfield-investments.co.uk

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