

REF: 1765



PALMERS GREEN HIGH SCHOOL | HOPPERS RD | LONDON | N21 3LJ

**F1 SCHOOL BUILDING IN PRIME NORTH LONDON LOCATION,
WITH OUTSIDE SPACE**

FOR SALE



**Bernard
Gordon &
Company**

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

OVERVIEW

Use Class F1 Opportunity

Established School planned over 3 storeys plus administration and management block, comprising a total of approx. 23,000 sq ft gross internal floor area.

The property benefits from a large children's playground to the front.

Exceptionally well located in prime North London Location, Palmers Green.

Well located within walking distance of Winchmore Hill and Palmers Green stations, offering excellent connections to Southgate, Oakwood, and central London.

Ideal for continued use within class F1, including Mainstream & SEN Schools.

For Sale - offers invited in excess of £3.5 million.

Rent - may be considered, rent on application.

Subject to contract.

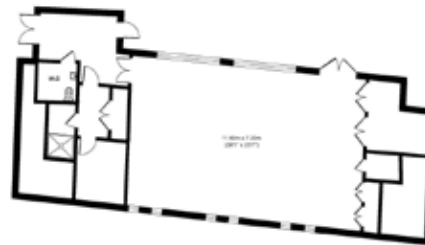


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FLOOR PLANS



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LOCATION

The property comprises a long-established independent school in a well-regarded North London residential area within the London Borough of Enfield. Situated on Hoppers Road, it is positioned in the heart of Palmers Green, a popular and established suburb known for its strong community feel, attractive residential streets, and access to green open spaces.

The property is within close proximity to Palmers Green town centre, which offers a variety of independent cafés, restaurants, shops, and everyday amenities. Nearby Winchmore Hill and Southgate provide a wider selection of retail, dining, and leisure facilities, while Broomfield Park and other local green spaces add to the area's appeal as a desirable family-oriented location.

The property benefits from excellent transport connections, with Palmers Green and Winchmore Hill railway stations both within walking distance, providing direct services into central London. Southgate Underground Station (Piccadilly Line) is also easily accessible, offering connections across the Capital. A range of regular bus services operate along Hoppers Road and surrounding routes, providing convenient links to Enfield Town, Southgate, and Wood Green.



THE PROPERTY

The property comprises a substantial school building in excellent condition, having recently benefited from extensive external refurbishment. The school has been running for many years, and has been extremely well maintained. The accommodation is arranged across three storeys, together with a converted former house which now serves as an administration and management block, providing direct internal access to the main school building. The layout lends itself perfectly for continued use as education, with various classrooms, offices, kitchen facilities as well as a large assembly hall and canteen area.

In addition, the site includes a separate exam block comprising a large hall at ground floor level, with two one-bedroom flats located above. The flats are included within the sale, although they may be considered separately by way of further negotiation.

Externally, the property benefits from a large, established children's playground to the front, with vehicular access allowing for convenient drop-off and pick-up via a dedicated vehicular entrance point, if required.

We are advised the property has a gross internal floor area of approx. 23,000 sq.ft

⦿ PLANNING

We are advised the building has a Use Class F1.

Applicants are recommended to seek their own advice in relation to planning.

⦿ EPC

In hand.

⦿ VAT

We are advised the property is currently NOT elected for VAT.

⦿ AML

All parties to the transaction will be required to comply with Anti-Money Laundering (AML) regulations, including completion of standard identity verification checks prior to exchange.

⦿ VIEWINGS

The school is still operating and due to vacate at the end of the summer term, please ensure all viewings are arranged through sole agents Bernard Gordon & Co. There will be strictly no access without a prior appointment.

⦿ VACANT POSSESSION

VP will be available Q1 2027.

⦿ PRICE

Offers invited in excess of £3,500,000, subject to contract.

⦿ RENT

May be considered, rent on application.

⦿ COSTS

Each party to be responsible for their own legal and professional costs.

⦿ HOLDING DEPOSIT

Purchasers wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5,000. This deposit is not refundable except if the vendor withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective purchaser fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the purchaser does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



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INSPECTIONS STRICTLY BY APPOINTMENT ONLY

CONTACT:

Ben Wallis / Ben Goldstone

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🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

FOR MORE INFORMATION CONTACT:



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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

April | 2026.

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