

**Land at Genotin Road, Enfield, EN1 2AF****Location**

The site is conveniently located on the eastern side of Genotin Road, directly to the south of Enfield Town Station, a central position within the Town Centre.

The site is bound by a three-storey residential apartment building with associated car parking to the south; the railway line to the east; and Genotin Road to the west.

The surrounding area comprises a broad mix of uses, with a range of shops and amenities on Southbury Road (A110) and within the Palace Exchange shopping centre. To the south of the site on the corner of Genotin Road, a new high specification office development of c. 66,000 sq ft is currently under construction to form the HQ for global communication software company Metaswitch, a major office employer within Enfield.

Furthermore, there are several residential blocks in the immediate area that range in height from 3 to 13 storeys.

**Description**

The northern corner of the site accommodates a single storey cycle store that has been identified for relocation. The remainder of the site comprises vacant land encompassed by perimeter hoarding.

The site historically accommodated the Enfield Arms Public House that was demolished in 2005 to help accommodate the new one way gyratory system that was subsequently built. The site has not been used for any other use since this time. The total site area extends to approximately 0.18 acres (0.07 hectares).

**Transport**

The location of the site within Enfield Town Centre means it is well connected by road and public transport.

Enfield Town railway station is directly to the north of the site and is served by the London Overground with connections to Liverpool Street.

Genotin Road is located off of Southbury Road (A110) which runs through the town centre and provides access to the A10, which links to the M25 motorway.

The site benefits from a bus stop (R)

situated directly on the western boundary (named Enfield Town/Genotin Road). This is served by TfL buses 329, 377, 629, N29 and W8 providing services to the local area and beyond, including Bush Hill Park, Edmonton Green, and Charing Cross Station. There are four further bus stops on Southbury Road which provide services towards Forty Hill, Ponders End, Oakwood, Crews Hill and Waltham Cross.

**Tenure**

The freehold of the property is owned entirely by Enfield Borough Council under part of title number: AGL137821. All interested parties should make their own legal enquiries.

**Planning**

The site lies within the jurisdiction of the London Borough of Enfield.

Part of the site is in use as a cycle storage facility. The remaining part of the site was previously in use as a public house (Class E or sui generis, depending on whether it was a restaurant or a drinking establishment). Since the public house was demolished in 2005 this part of the site has remained vacant. Following the case law tests of abandonment, the vacant part of the site

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constitutes 'nil' use.

The property does not benefit from any existing planning permission for a change of use, however has significant redevelopment potential, subject to the necessary planning consents.

Any proposals will need to take into account the sites setting, with regard to the neighbouring Locally Listed Genotin Terrace and location directly to the east of Enfield Town Conservation Area. Potential uses identified include most town centre uses and/ or residential. Please review the Planning Appraisal in the data room for further information.

## Further Information

We have been provided with the following information which will be made available via the Avison Young website:

- Planning appraisal
- Title information

To access this information please click on the link below:  
[www.avisonyoung.co.uk/15808](http://www.avisonyoung.co.uk/15808)

## EPC

A copy of the Energy Performance Certificate will be made available within the data room.

## VAT

The property has not been opted to tax and therefore VAT will not be payable on the purchase price.

## Viewings

We will be conducting viewing days, which will be confirmed to interested parties in due course. Viewing slots will be strictly by appointment only.

Should you wish to make an appointment please use the contacts detailed below.

## Offer and Terms

The property is being marketed for sale by way of an open informal tender process.

Unconditional and conditional offers are sought for the freehold interest, subject to contract.

Any offers must be submitted on a specific bid proforma available from Avison Young upon request and sent via email only to [james.warner@avisonyoung.com](mailto:james.warner@avisonyoung.com)

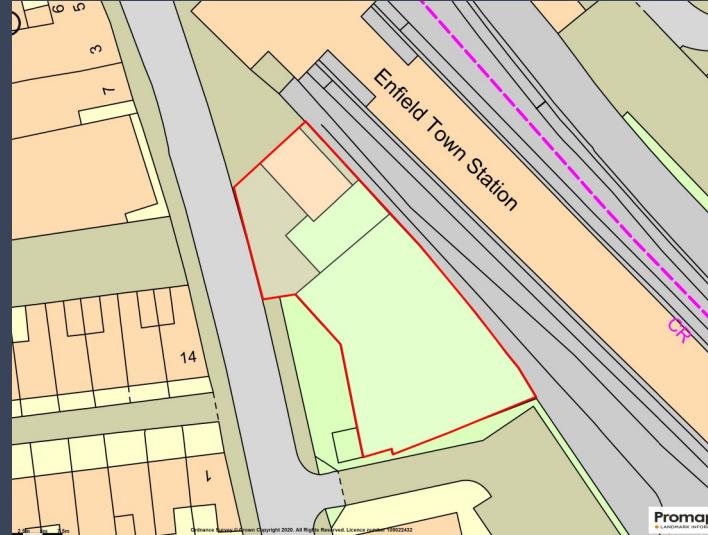
Offers must be received no later than **12 noon Tuesday 8th December**.

**08449 02 03 04**

[avisonyoung.co.uk/15808](http://avisonyoung.co.uk/15808)



Enfield bike store identified for relocation



Indicative sale plan

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