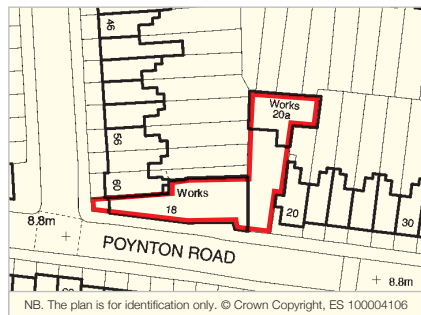


London N17

18-20A Poynton Road, Tottenham N17 9SN

- A Freehold Mid Terrace Former Printer's Workshop (B1 Use) extending to Approximately 494 sq m (5,328 sq ft)
- Occupying a Site extending to Approximately 0.038 Hectares (0.094 Acres)
- Planning Application submitted for Conversion of Part of the Property (18 Poynton Road) to provide Four Residential Units (Decision Pending)
- Possible potential for Subdivision into Several Units under New Permitted Development Right, which will allow Change of Use from Class B1(c) (Light Industrial) to Class C3 (Dwelling Houses) and which will come into effect on 1st October 2017 (see Planning paragraph)

Vacant Possession



To View

The property will be open for viewing every Monday before the Auction between 11.30 a.m. – 12.15 p.m. and Wednesday before the Auction between 4.30 – 5.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Ingram Winter Green
(Ref: Mr D Ginsbury).
Tel: 0207 845 7400.
Email: danielginsbury@iwg.co.uk

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the north side of Poynton Road, immediately to the east of its junction with Wycombe Road. An extensive range of local shops and facilities is available along High Road (A1010). Regular Rail services run from nearby Northumberland Park Station into Stratford Station, whilst Overground services run from Bruce Grove Station. Tottenham Hale Underground (Victoria Line) Station is also within reach. The nearby A10 provides access to the A406 (North Circular Road) and the M25 Motorway to the north and into Central London to the south. The open spaces of Hartington Park, Tottenham Marshes and Down Lane Park are also close at hand.

Description

The property comprises a number of interconnecting buildings, which are arranged over ground and part first floors and which extend to approximately 494 sq m (5,328 sq ft). 18 Poynton Road was originally built as a chapel, whilst 20A Poynton Road was formerly used as a builder's store and includes a single storey extension over the former builders yard. The property is held on two separate Titles. Most recently, the property has been used as a printer's workshop (B1 Use) on the ground floor with office accommodation above. There is a gated yard to the side, which could be used to provide off-street parking for at least two vehicles.

Accommodation

The property comprises a number of open plan workshops and interconnecting rooms. A set of floor plans is available from the auctioneers upon request (Ref: SH). The property was not measured by Allsop, but we are informed that the property provides the following accommodation:

GIA Approximately 494 sq m (5,328 sq ft)

Site Area Approximately 0.038 Hectares (0.094 Acres)

Planning

Local Planning Authority: Haringey Council.
Tel: 0208 489 5504.

A planning application has been submitted in respect of 18 Poynton Road (Ref: HGY/2017/0988) dated 29th March 2017 for 'conversion of vacant printing works to four residential units'.

NB. A new permitted development right has been introduced by The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 to allow the change of use of a building and any land within its curtilage from Class B1(c) (light industrial) to Class C3 (dwelling houses), subject to limitations and conditions including the prior approval of the local planning authority in respect of certain matters. These rights will be for a temporary period of three years and only applicable to applications received on or after 1st October 2017, for which prior approval is granted before 1st October 2020. Development must then be completed within 3 years of the prior approval date. The change of use itself will be permanent.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 4 and visit www.allsoop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.