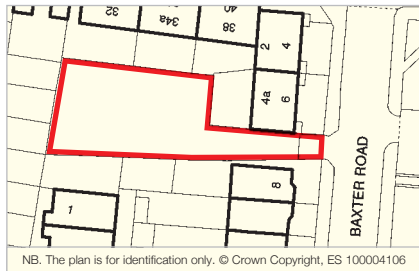


London N18
Land adjacent to
8 Baxter Road and
rear of 34 Brettenham
Road,
Edmonton
N18 2EU

- **A Freehold Irregular Shaped Site extending to approximately 0.048 Hectares (0.120 Acres)**
- **Planning Permission for Redevelopment to provide a Terrace of Three Residential Units (1 x Two Bedroom Bungalow and 2 x Three Bedroom Single Family Dwellings) with Green Roof and Off-Street Parking**

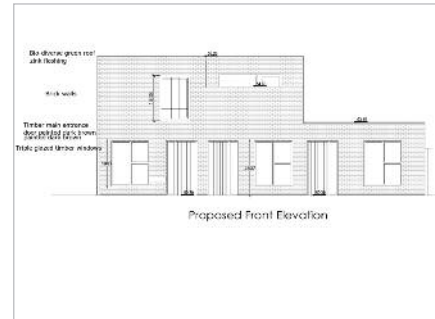
Vacant Possession



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Seller's Solicitor

Messrs Sykes Anderson Perry Ltd
 (Ref: MG).
 Tel: 0203 794 5972.
 Email: michelle.goodrum@saplaw.co.uk



Tenure

Freehold.

Location

Baxter Road is located off Brettenham Road, which in turn runs off Fore Street (A1010). The site is situated adjacent to No 8 Baxter Road. Extensive shops are available at Edmonton Green Shopping Centre and in nearby Tottenham, with communications being afforded by the North Circular Road (A406). Rail services run from both Silver Street and Angel Stations. The open spaces of Craig Park are also within reach.

Description

The property comprises an irregular shaped site extending to approximately 0.048 hectares (0.120 acres).

Accommodation

Site Area Approximately 0.048 Hectares (0.120 Acres)

Planning

Local Planning Authority: Enfield Council.
 Tel: 0208 379 1000.
 Planning permission (Ref: 17/04967/FUL) was granted on 17th March 2016 for 'Redevelopment of site to provide a part single, part two storey terrace of three residential units comprising 1 x two bedroom bungalow, 2 x three bedroom single family dwellings with associated green roof, off-street parking and detached cycle/refuse store'. The local authority has granted that no housing contribution to the council is due on the development.
 Two further variations to the permission were granted on 24th November 2016 (Ref: 16/03546/FUL) and the 26th March 2017 (Ref: 17/01495/CND). Copies of the planning permission are available for inspection within the legal pack.

VACANT – Freehold Site with Planning

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, 8 and visit www.alltop.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.