

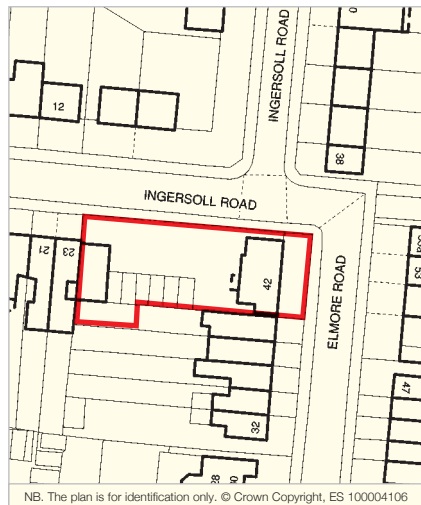
Enfield

42 Elmore Road, Greater London EN3 5PX

- A Freehold Broadly Rectangular Site extending to Approximately 0.069 Hectares (0.171 Acres)
- Planning Permission granted for (9 dwellings) "Redevelopment of Site and Erection of a Part Three Storey, Part Four Storey Block of Seven Self-Contained Flats (2 x One Bedroom, 5 x Two Bedroom) and 2 x Three Bedroom Houses"
- Currently occupied by a Detached House with Land and Stable/Garage Block

Vacant Possession

**EIGHT WEEK COMPLETION
AVAILABLE**



Seller's Solicitor

Messrs Harold Benjamin Solicitors (Ref: RO).
Tel: 0208 872 3037.
Email: ray.oshry@haroldbenjamin.com

**VACANT –
Freehold Site with Planning**



Tenure

Freehold.

Location

Elmore Road is located off Ingersoll Road, which in turn runs off Hertford Road (A1010). The property itself is situated on the south-west side of Elmore Road, at its junction with Ingersoll Road. Extensive shops and amenities are available in Enfield, with rail services running from both Enfield Lock and Turkey Street Stations, which provide access to London Liverpool Street Station. The open spaces of Albany Park are also within reach.

Description

The property comprises a broadly rectangular site extending to approximately 0.069 hectares (0.171 acres). The site is currently occupied by a detached house, together with hard surface area and single storey stable/garage block to the rear. The property includes a section of garden to the rear of 40 Elmore Road.

Accommodation

No 42 Elmore Road

Ground Floor – Two Reception Rooms, Kitchen/Diner, Further Room, Hall through to Bathroom/WC with wash basin

First Floor – Two Bedrooms

Site Area Approximately 0.069 Hectares (0.171 Acres)

Planning

Local Planning Authority: Enfield Council.

Tel: 0208 379 1000.

Planning permission (Ref: 18/00486/FUL) was granted on 1st June 2018 for 'redevelopment of site and erection of a part three storey, part four storey block of 7 self-contained flats (comprising 2 x one bedroom, 5 x two bedrooms) and 2 x three bedroom dwelling houses'.

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.

