

CLEARED SITE - FORMER FALCON PUBLIC HOUSE
115 SOUTH STREET
ENFIELD
EN3 4PX

AG&G



CGI of consented scheme of 19 private flats

**FORMER FALCON PH
115 SOUTH STREET, ENFIELD**

SUMMARY

SITE FOR SALE WITH PLANNING PERMISSION FOR 19 X PRIVATE FLATS

- GIA of consented floorspace 1,936 sq m (20,830 sq ft)
- Less circa 300 metres west of Ponders End Station
- Total site area approx. 725 sq m (7,800 sq ft)

FREEHOLD VACANT POSSESSION

**GUIDE PRICE £1,500,000
(+ VAT IF APPLICABLE)**

SUBJECT TO CONTRACT
Sole Selling Rights

LonF685



LOCATION

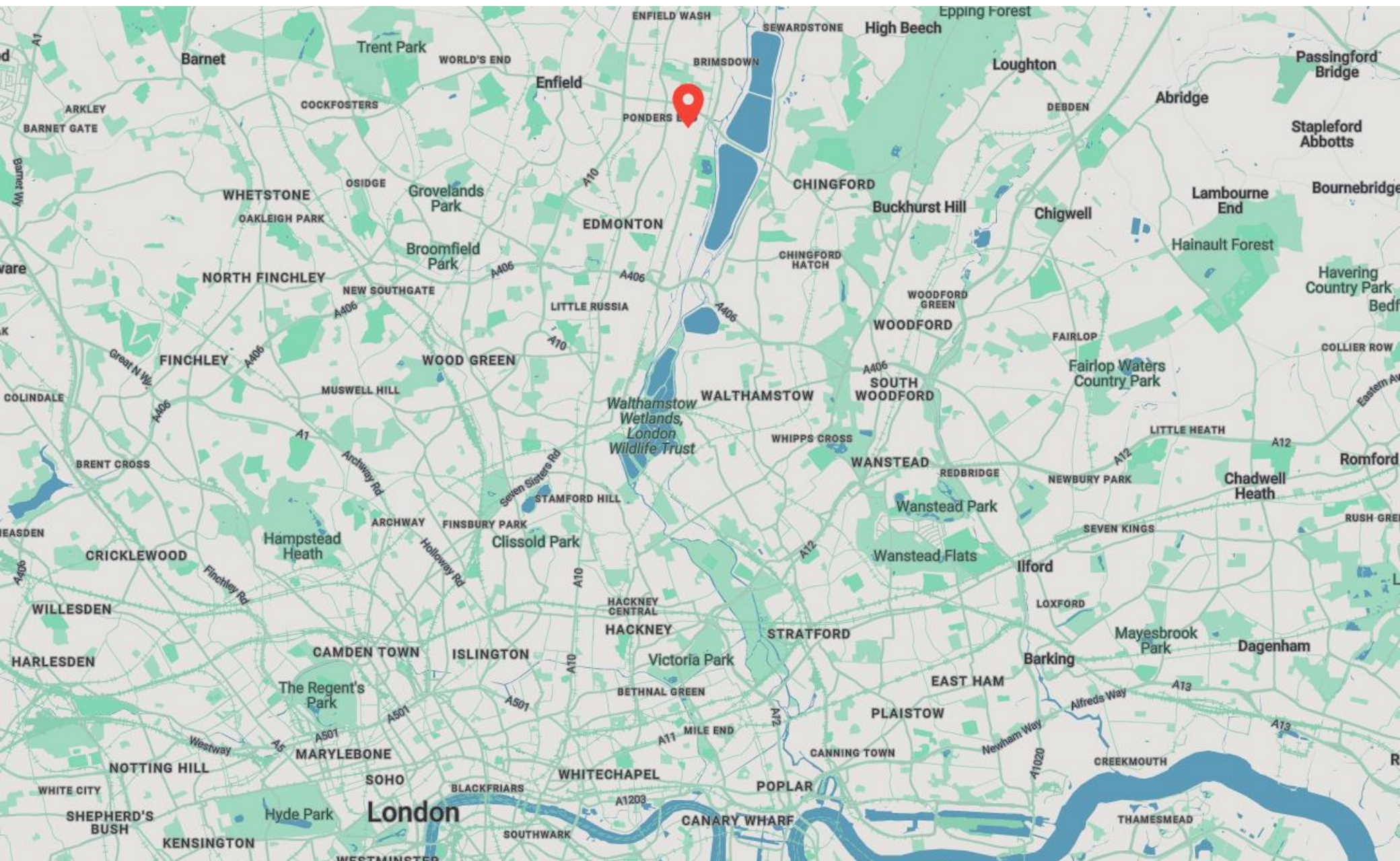
Situated within the London Borough of Enfield, approximately 14 kilometres (8 ¾ miles) north of the City of London.

The site lies circa 500 metres east of Ponders End High Street with Enfield Town Centre located less than three kilometres (two miles) to the west.

The area surrounding the site comprises predominantly residential uses with numerous recently constructed residential blocks nearby.

Ponder End Railway station is located less than 300 metres to the east which provides, frequent and direct services into London Liverpool Street with a journey time of around 20 minutes.

115 SOUTH STREET, ENFIELD



All maps provided are not to scale. Provided for indicative purposes only.

115 SOUTH STREET, ENFIELD

SITE PLAN

Cleared site with a total plot size of circa 725 sq m (7,800 sq ft)

The property is held freehold on two separate titles:-

- NGL142557
- NGL214007



The above site plan is not to scale and is provided for indicative purposes only. Source: Promap.
All red-lines drawn on this brochure are provided for indicative purposes only.

PLANNING PERMISSION

London Borough of Enfield Planning Application Ref: **23/00978/FUL**
Consent granted 23rd October 2024 to redevelop the site to provide 19 residential units (Class C3) with associated amenity, parking, refuse space and landscaping.

We are advised that the Mayoral and Borough CIL payments total £253,000. A Section 106 Payment of £105,000 has also been agreed with the local authority.

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- 9 x secure off street car parking spaces
- 40 x cycle parking spaces (residents)
- 2 x larger cycle parking spaces (residents)
- 2 x cycle parking spaces (visitors)

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PROPOSED

Elevation AA - South Street

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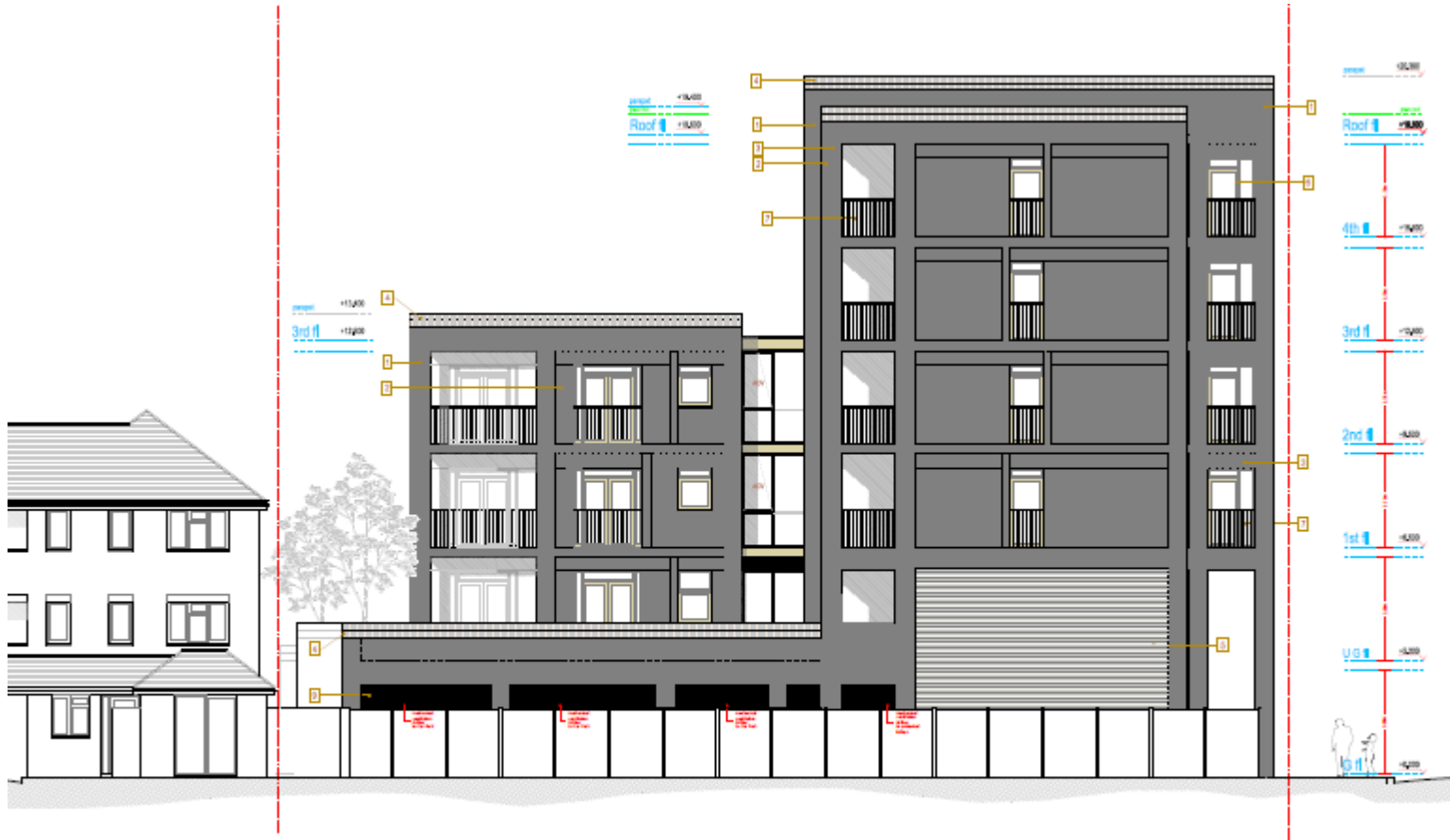
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PROPOSED

Elevation BB - Falcon Road

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PROPOSED

Elevation CC - Side (East)

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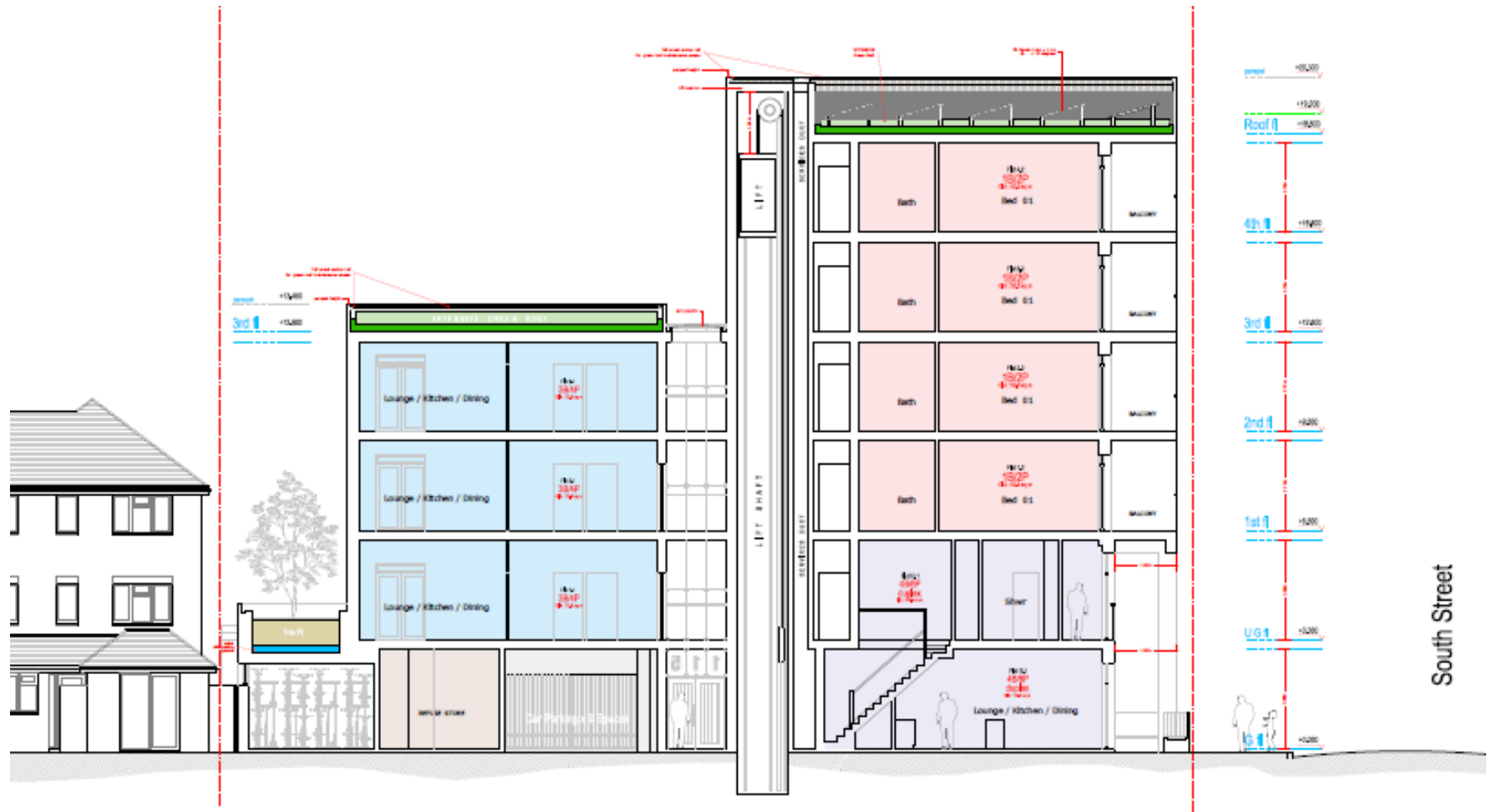
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PROPOSED

Section / Elevation EE - Side (East)

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115 South Street London EN3 4PX
PROPOSED
Section GG - North / South

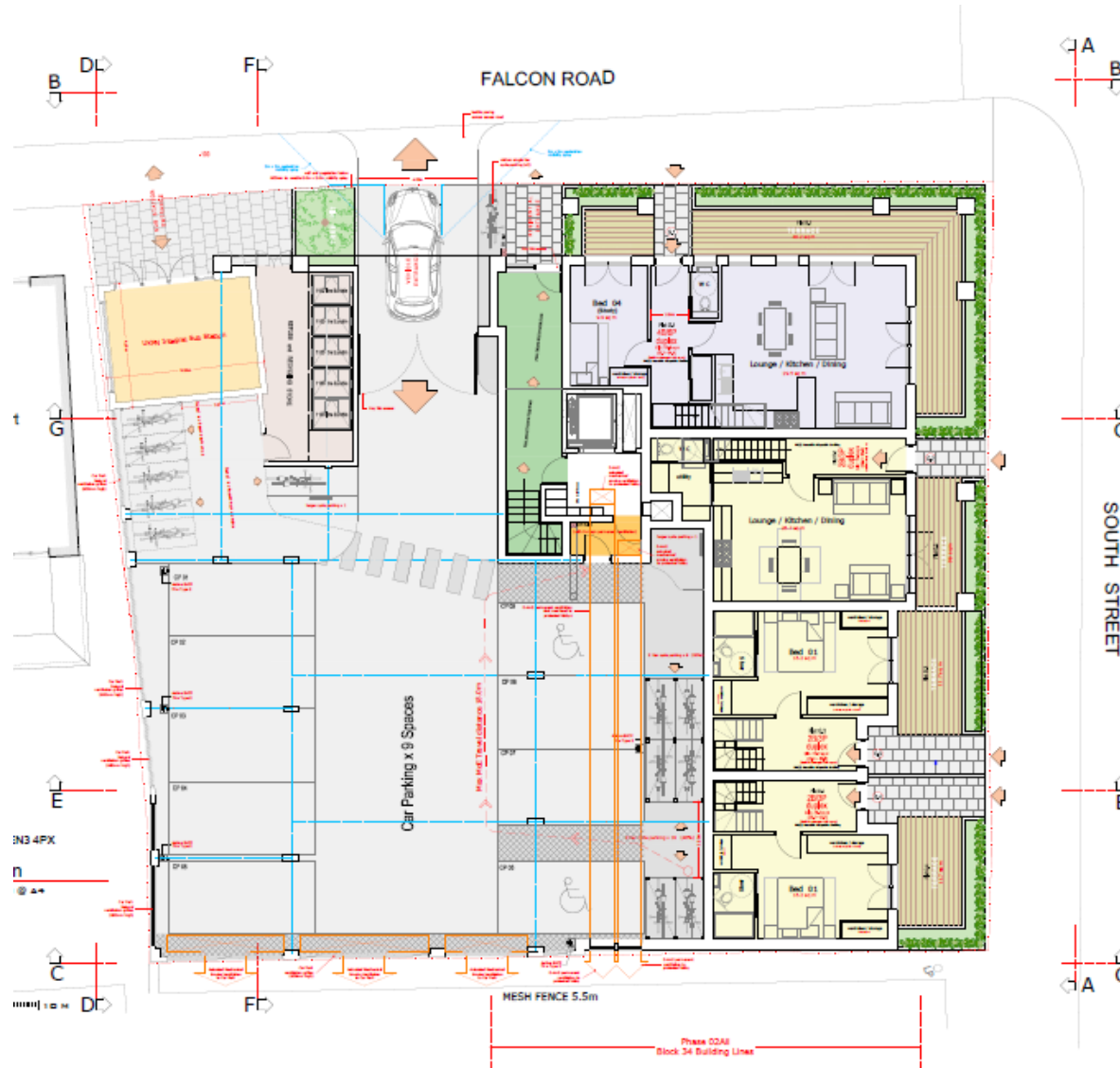
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ACCOMODATION SCHEDULE

Dwelling Unit No.	Unit Type	GIA (sq m)	GIA (sq ft)
G.1	4 bedrooms - 6 persons duplex	109.5	1179
G.2	2 bedrooms - 3 persons duplex	74.9	806
G.3	2 bedrooms - 3 persons duplex	76	818
G.4	2 bedrooms - 3 persons duplex	78.2	842
UG.5	2 bedrooms - 4 persons	75.6	814
1.1	2 bedrooms - 4 persons	70.9	763
1.2	1 bedroom - 2 persons	50.5	544
1.3	3 bedrooms - 5 persons	86.1	927
1.4	2 bedrooms - 4 persons	75.6	814
2.1	2 bedrooms - 4 persons	70.9	763
2.2	1 bedroom - 2 persons	50.5	544
2.3	3 bedrooms - 5 persons	86.1	927
2.4	3 bedrooms - 4 persons	75.6	814
3.1	2 bedrooms - 4 persons	70.9	763
3.2	1 bedroom - 2 persons	50.5	544
3.3	3 bedrooms - 5 persons	86.1	927
4.1	2 bedrooms - 4 persons	70.9	763
4.2	1 bedroom - 2 persons	50.5	544
4.3	3 bedrooms - 5 persons	86.1	927
TOTAL RESIDENTIAL GIA		1395.4	15020
Common Parts		541	5823
TOTAL DEVELOPMENT GIA		1936.4	20843

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APPROVED FLOOR PLANS – GROUND FLOOR



The above floor plans are not to scale and is provided for indicative purposes only.

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1st Floor Plan

EN3.4PX

1:500

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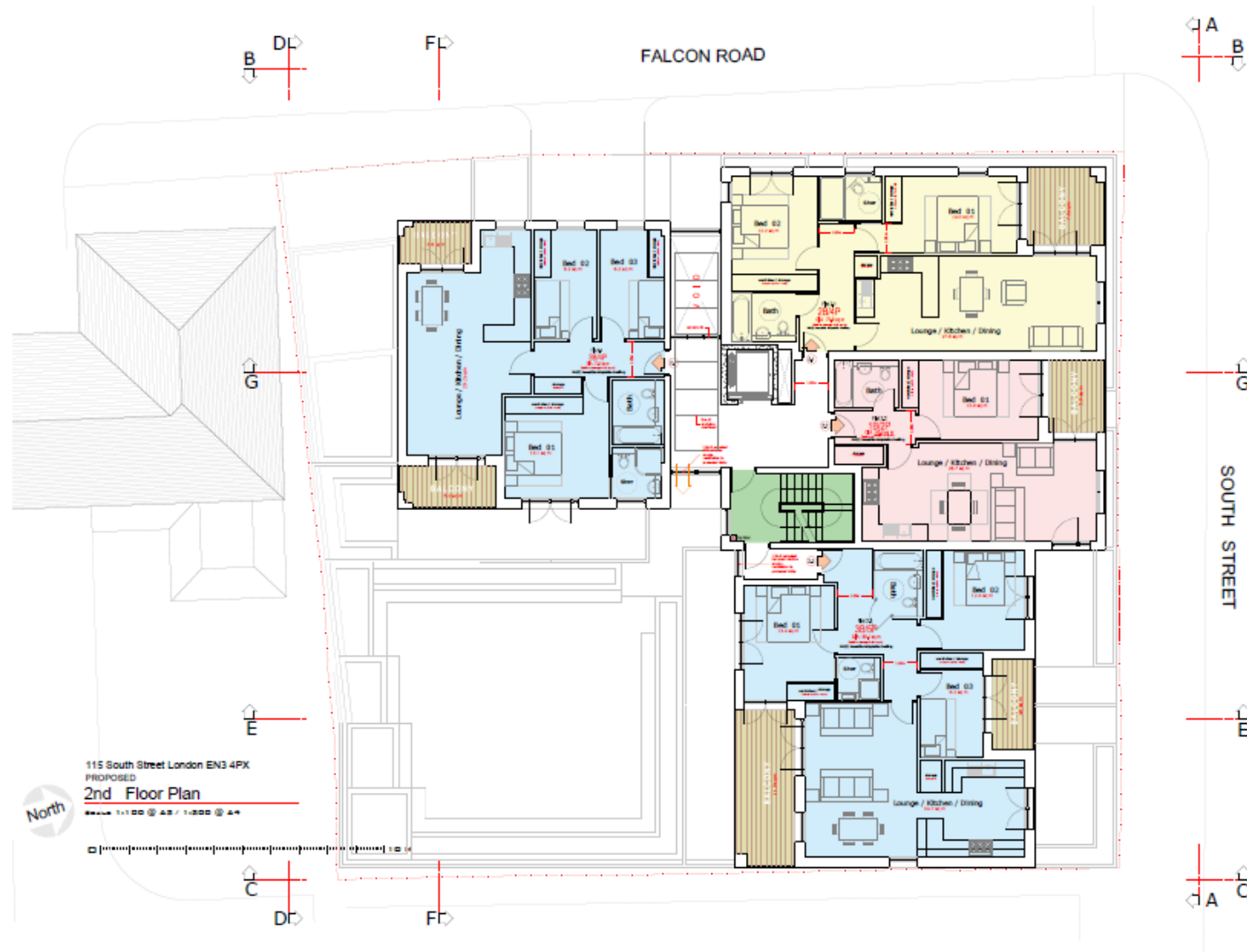
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APPROVED FLOOR PLANS – FIRST FLOOR



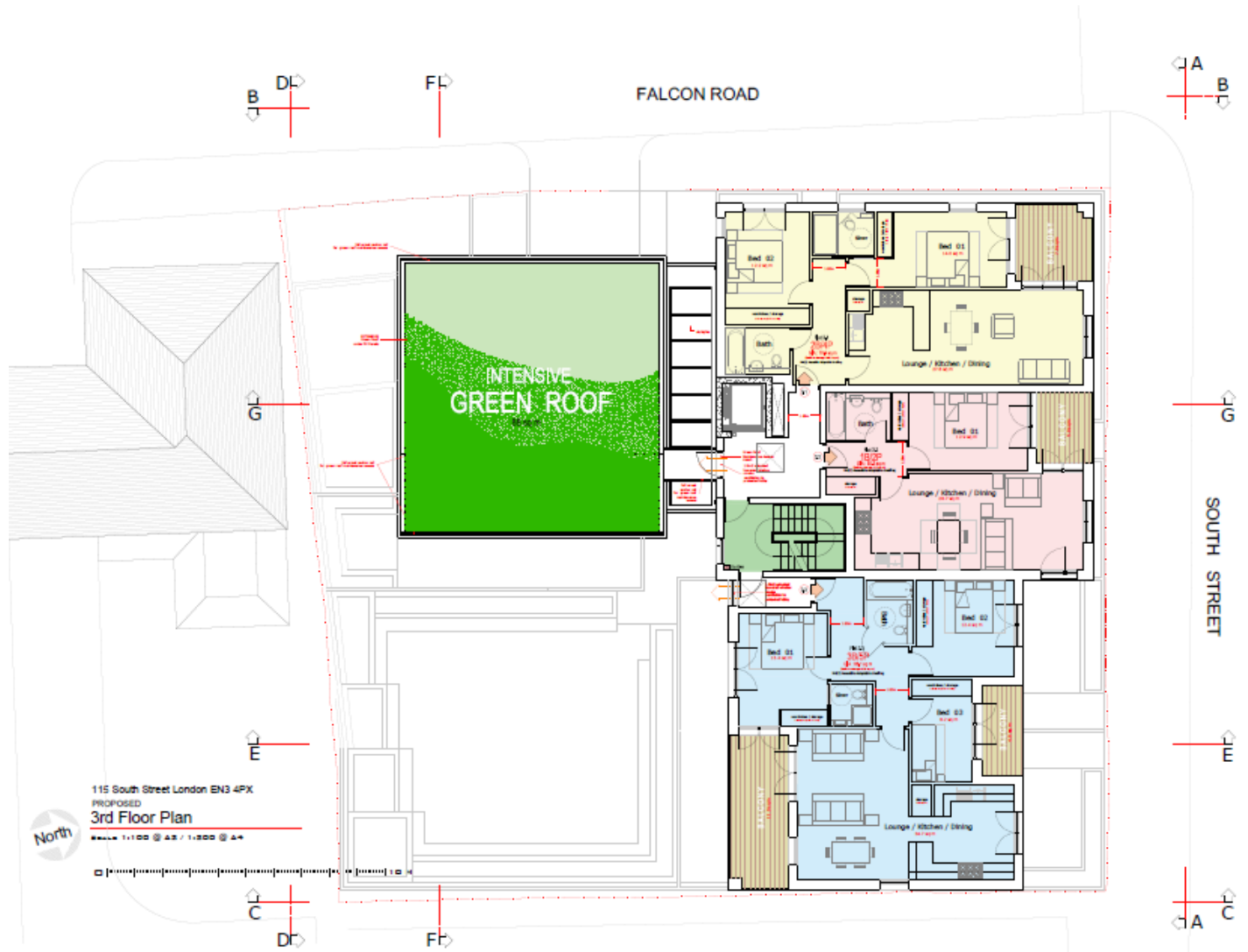
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APPROVED FLOOR PLANS – SECOND FLOOR



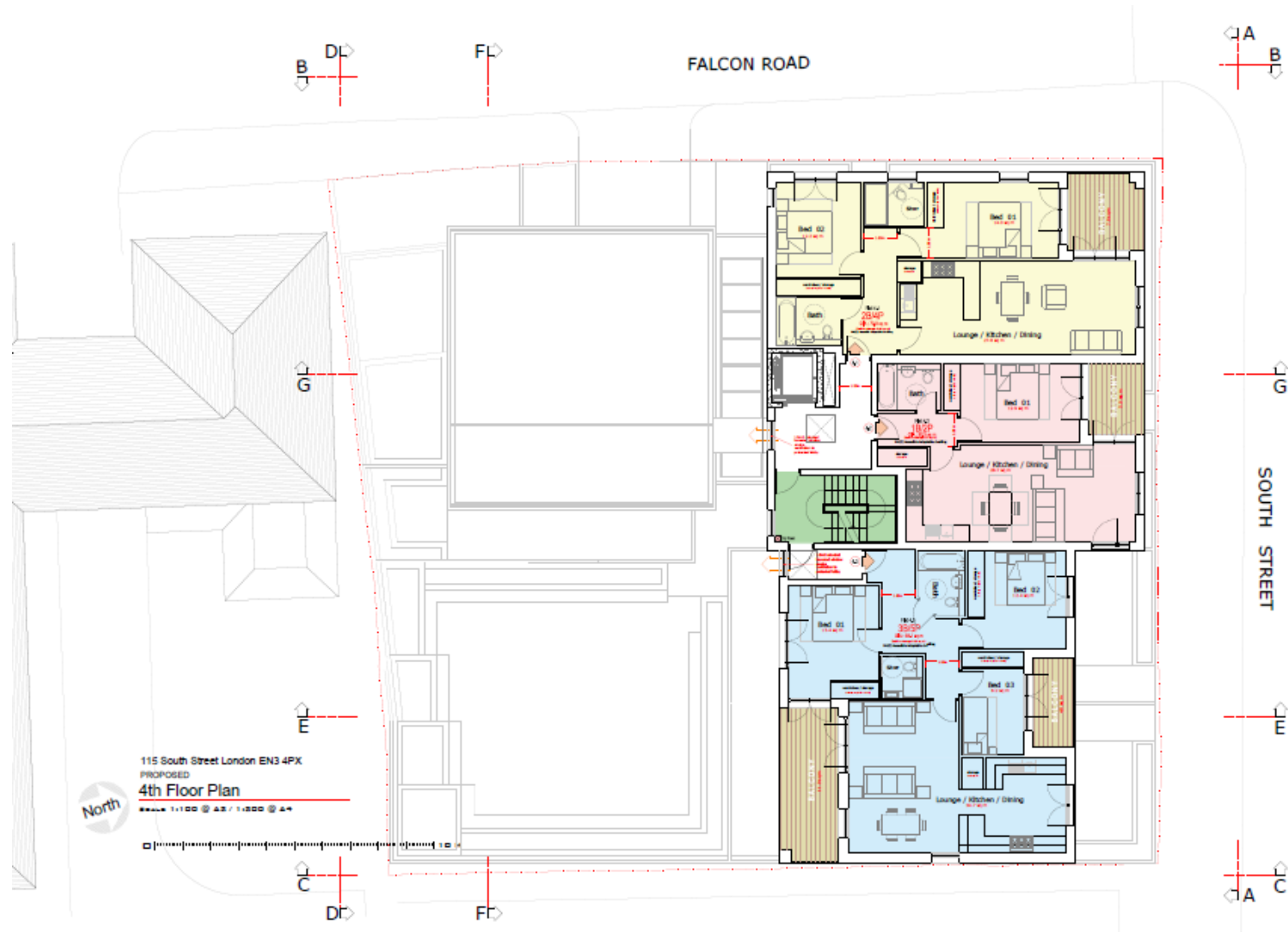
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APPROVED FLOOR PLANS – THIRD FLOOR



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APPROVED FLOOR PLANS – FOURTH FLOOR





Ponders End

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Existing



Existing

VIEWINGS & FURTHER INFORMATION

The site is currently secure, an external/drive by visit is encouraged in the first instance.

BASIS OF SALE

Inviting unconditional offers for the freehold interest with vacant possession upon completion. VAT may be payable in addition.

PLEASE CONTACT:

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