



AVISON
YOUNG

58-60
Silver Street
& Church Lane Car Park

ENFIELD | LONDON | EN1 3EP

AN OUTSTANDING DEVELOPMENT OPPORTUNITY IN THE HEART OF ENFIELD



Executive Summary

- Outstanding **refurbishment, conversion** or **development opportunity** located in a prominent position in Enfield Town.
- Site extends to approximately **0.67 acres / 0.27 hectares**, including 17 parking spaces.
- Grade II listed buildings extending to approximately **8,199 sq ft (761.67 sqm)**.
- Benefits from **planning use Class E**, suitable for nursery, office and medical occupiers.
- Potential for **residential or alternative development**, subject to gaining the necessary planning consents.
- Situated in **close proximity** to amenities and Enfield Town Station with regular direct services to Liverpool Street station.
- **Freehold interest** with vacant possession for sale via informal tender.
- **Unconditional offers** invited.

INDICATIVE BOUNDARY.

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Location

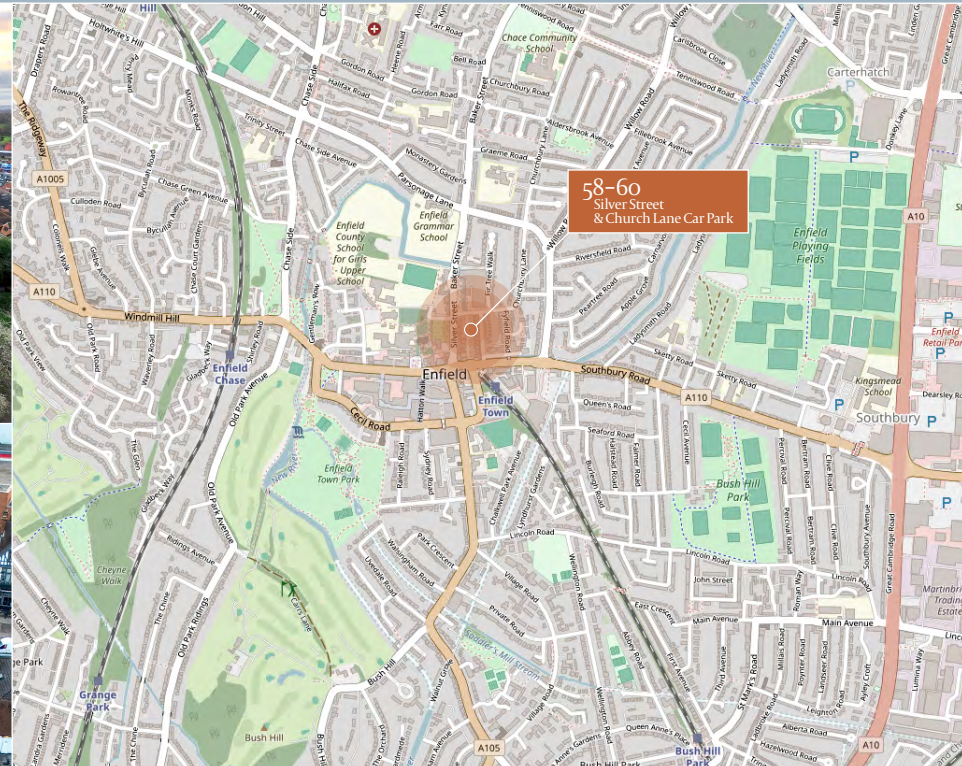
The Property is prominently positioned in the heart of Enfield Town, located opposite the Civic Centre and the amenities of the town centre. The property benefits from excellent transport connectivity, with Enfield Town Station approximately a 5-minute walk away, providing regular London Overground services to London Liverpool Street via Seven Sisters, as well as onward connections to the wider rail and Underground network.

The area is also well served by numerous bus routes along Silver Street, London Road and Church Street, offering convenient links across Enfield and into neighbouring boroughs.

Enfield Town offers a comprehensive range of amenities including The Palace Gardens Shopping Centre, a wide selection of national retailers, cafés, restaurants and leisure facilities, as well as cultural and community uses. Green spaces including Enfield Town Park are nearby, while the surrounding streets are characterised by a rich heritage setting, with a number of listed and historic buildings, including St Andrew's Church.

The Property is in close proximity to a range of excellent educational options including a number of primary schools, as well as secondary education options such as Enfield Grammar School, Enfield County Upper School and Kingsmead School.

- | | |
|---|---|
| 1 | 2 |
| 3 | |
- 1. Enfield Civic Centre
 - 2. The Property, looking south
 - 3. Enfield Town Centre



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Context



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Description

The Property extends to approximately 0.67 acres (0.27 hectares) and comprises an attractive pair of late 18th-century Grade II listed buildings, arranged over three storeys and a basement. The buildings are connected at ground-floor level by a single-storey entrance extension.

Externally, the site benefits from an associated car park to the rear (west) and the former public Church Street Car Park to the south, providing 17 spaces.

The Property is bounded by Silver Street to the east and Church Lane to the south, and adjoins 66 Silver Street to the north, which is occupied by a pharmacy. The existing buildings are vacant and extend to approximately 8,198 sq ft (761.67 sq m) GIA and were most recently occupied by the NHS as a health centre. Existing plans are available within the data room.

The buildings and car park will be sold with vacant possession.



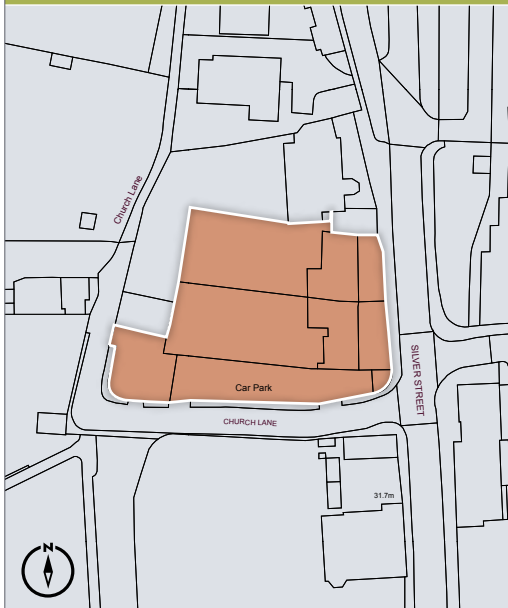
Planning

The Property benefits from an existing lawful planning use Class E and lies within the Enfield Town Conservation Area and comprises Grade II listed buildings in close proximity to other notable heritage assets, including the Grade II* listed Church of St Andrew. Planning policy supports development in principle, subject to the sensitive treatment of the Property's historic significance.

Given the heritage constraints, high-density or tall redevelopment is unlikely to be appropriate. However, there is potential for the sensitive conversion and

refurbishment of the existing buildings, including the reinstatement of residential use, subject to securing the necessary planning and heritage consents.

A capacity study, available within the data room, illustrates a range of potential conversion and development options across the site. Within this document a series of new development options was explored at Church Lane Car Park, which offers potential opportunity to deliver between 7–11 townhouses, subject to obtaining the necessary approvals.



Further Information

TENURE

We understand the Property is held Freehold by the London Borough of Enfield and is registered under title numbers NGL354651 and NGL34877.

VAT

The property is not elected for VAT so therefore will not be payable on the purchase.

DATA ROOM

Further information about the Property can be found on the dataroom. Please follow the below link to register for access:

VIEWINGS

Viewings are advised and by appointment only, please contact a member of the team to arrange.

OFFER & TERMS

The property is offered for sale by way of informal tender. Unconditional offers are invited for the Freehold interest, subject to contract.

Offers must be submitted using the prescribed bid proforma available from Avison Young and sent via email only to:

james.warner@avisonyoung.com

and

anna.vallance@avisonyoung.com

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Contacts

FOR FURTHER INFORMATION,
PLEASE CONTACT:

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ANTI-MONEY LAUNDERING:

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed.

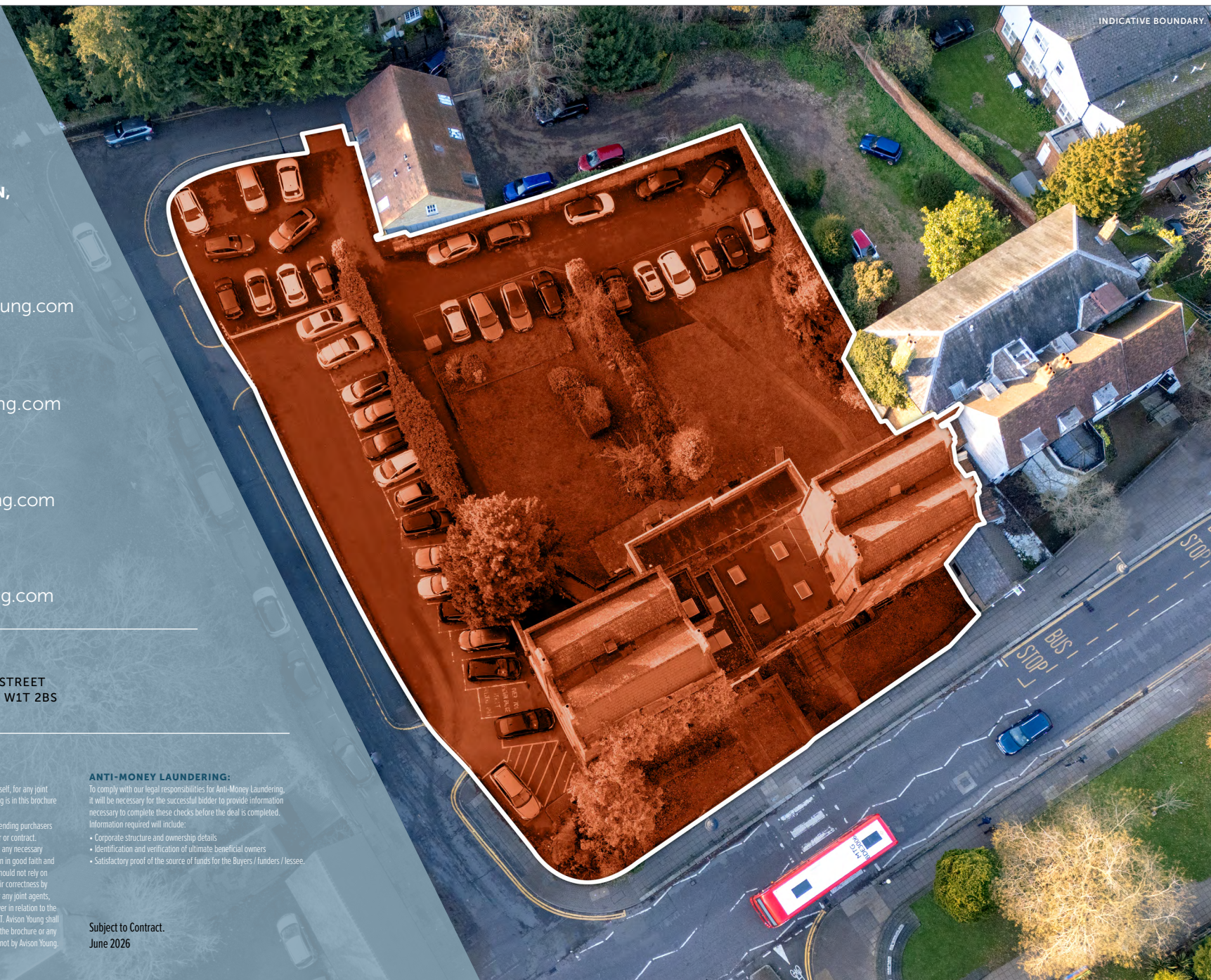
Information required will include:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Subject to Contract.
June 2026

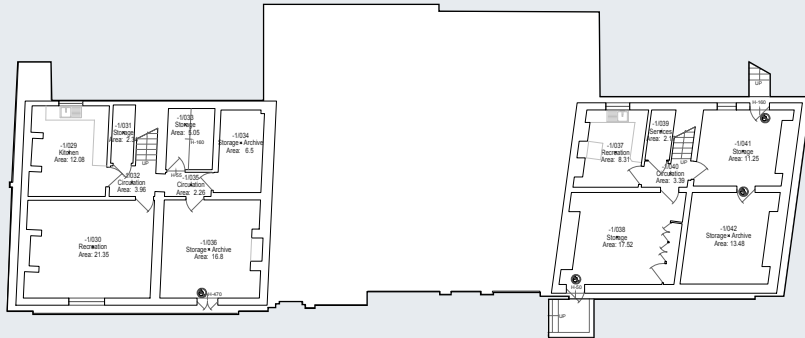
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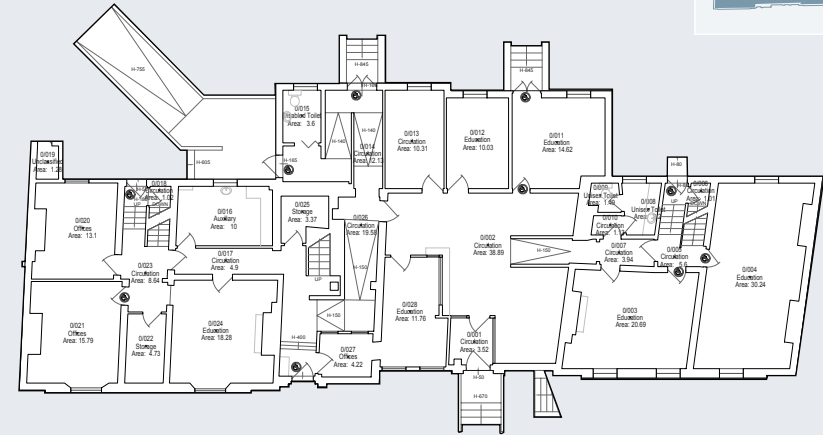


Floorplans

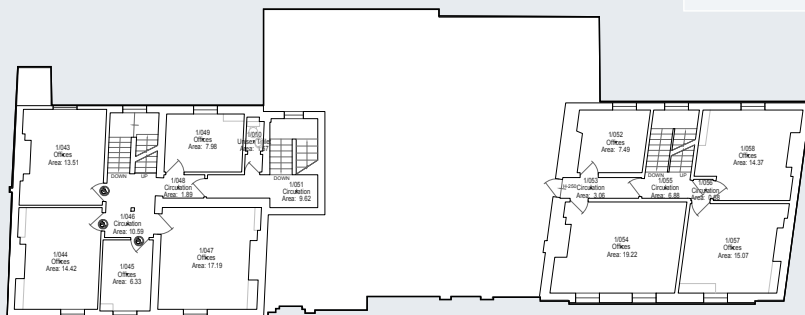
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

