

FOR SALE

Restoration and Development Opportunity

On behalf of Enfield Borough Council

Broomfield House and Stable Block, Palmers Green, London, N13

- Grade II* Listed reconstruction and restoration opportunity of Broomfield House
- Conversion and redevelopment opportunity at the Stable Block, subject to necessary planning consents
- Total site area approximately 1.09 acres (0.44 ha)
- Long leasehold interest for sale
- Unconditional and Conditional offers invited



Indicative Boundary

Location

The property is located in Palmers Green circa 9.3 miles north of central London, within the Borough of Enfield. The area is well served by road and public transport links.

The site is situated within the attractive Broomfield Park, located a short walk to Palmers Green Railway Station. Surrounding uses to the Park predominantly comprise residential with a parade of shops located on Aldermans Hill to the north and Green Lanes to the east.

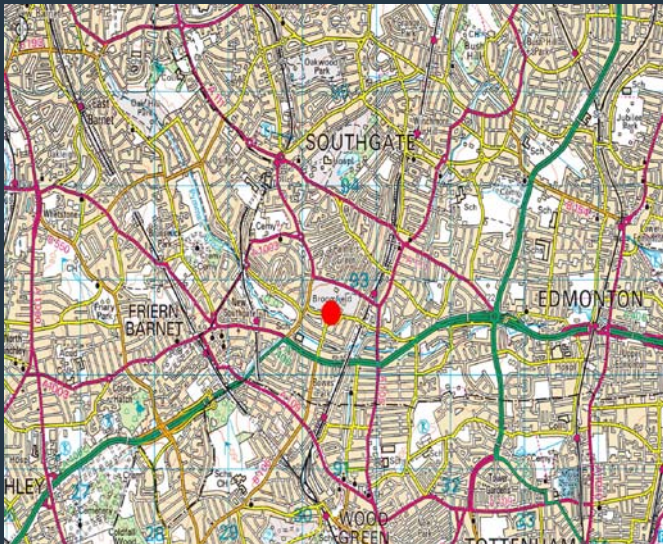
Description

The site comprises two separate parcels of land, with Broomfield House situated to the north and the Stable Block and outbuildings to the south. Offers must be for both parcels of land together.

Broomfield House is a Grade II* listed building sitting centrally within Broomfield Park. The building was damaged by a series of fires, the first approximately 35 years ago and has not been restored since. The building is currently masked in supporting scaffolding.

The southern parcel of land comprises a Grade II* listed Stable Block, as well as a number of outbuildings. The block itself comprises a brick construction with a yard area at the front of the site.

Vehicular access is restricted by the Grade II* listed arched gateway off Broomfield Lane. Pedestrian access is via Aldermans Hill and Broomfield Lane.



Location Plan

Historical Background

The House and Park were acquired for public use by the former Southgate Urban District Council in the early years of last century (1903). The subsequent uses of the house included a museum (housing both a local collection and exhibitions); a clinic run by the District Health Authority, occupying part of the first floor; and a cafe occupying part of the ground floor. The building was substantially damaged by the first fire in 1984, following which surviving elements of the mural and staircase were taken down and put into safe storage, and supporting scaffolding and a temporary roof erected.

A number of proposals for the restoration of Broomfield House have been considered over the years, none of which have come to fruition. These included schemes to repair the house for museum use, a theatre, gallery, school and a family pub / restaurant.

Transport

The property is well connected by road and public transport facilities with (A105) Green Lanes running to the south which provides access to Palmers Green and in turn to the North Circular Road (A406), which provides access to the M1 and M11 motorways.

Palmers Green Station is located circa 0.6m to the east of the property and provides links into London by both National Rail and via the Piccadilly Line.



Broomfield House c.1980 prior to damage caused by a series of fires.

Further Information

We have been provided with the following information which will be made available via the GVA website:

- Cost Model Report
- Options Report
- Structural Appraisal Report
- Structural Feasibility Study
- Planning Statement
- Conservation Management Plan

To access this information please click on the following link: www.gva.co.uk/144738

Planning

This property currently has no extant or current planning permission.

A planning statement, produced in August 2018, provides the planning background and development guidance for potential purchasers. The statement can be found on the data room.

Title

The subject site is located in Broomfield Park which is an area of unregistered land.

Viewings

Viewing slots will be strictly by appointment only. Should you wish to make an appointment please use the contacts detailed below.

Method of Sale

The long leasehold interest is being marketed for sale on a private treaty basis, following open competition.

Unconditional and conditional offers are invited for both parcels of land together, for the reconstruction and restoration of the House and the restoration of the Stable Block.

Any bid must be submitted on a specific bid proforma available from GVA upon request.



Broomfield House



Stable Block

Contacts:

For further information please contact:

Tom Boxall

0207 911 2638

Thomas.boxall@gva.co.uk

James Warner

0207 911 2466

James.warner@gva.co.uk

GVA

65 Gresham Street, London EC2V 7NQ

GVA is the trading name of GVA Grimley Limited. ©2018 GVA

September 2018

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.