



Land on the West side of Hoppers Road

WINCHMORE HILL,
N21 3JR



Approximate Site Outline

Executive Summary

CONSENTED DEVELOPMENT OPPORTUNITY TO CREATE FOUR HIGH-QUALITY DWELLINGS IN WINCHMORE HILL

- A 0.14-acre (0.06 ha) parcel of land
- Planning has been granted for the erection of a three-storey plus basement residential building, comprising two houses and two maisonettes
- Planning Reference Number: 25/00620/FUL
- The total proposed GIA is approx. 560.2 sqm (6,030 sqft)
- The scheme provides improved landscaping and private amenity areas for each dwelling
- The estimated CIL payment is approx. £140,456.68
- All precommencement conditions have been submitted, with approval expected imminently
- A Stage 3 coordinated drawing set has been prepared and will be passed on to the incoming purchaser, alongside all signed warranties
- All technical information including the basement construction is available in our dataroom
- Located approx. 300 meters from Winchmore Hill Station, providing a 35-minute commute to central London

Location

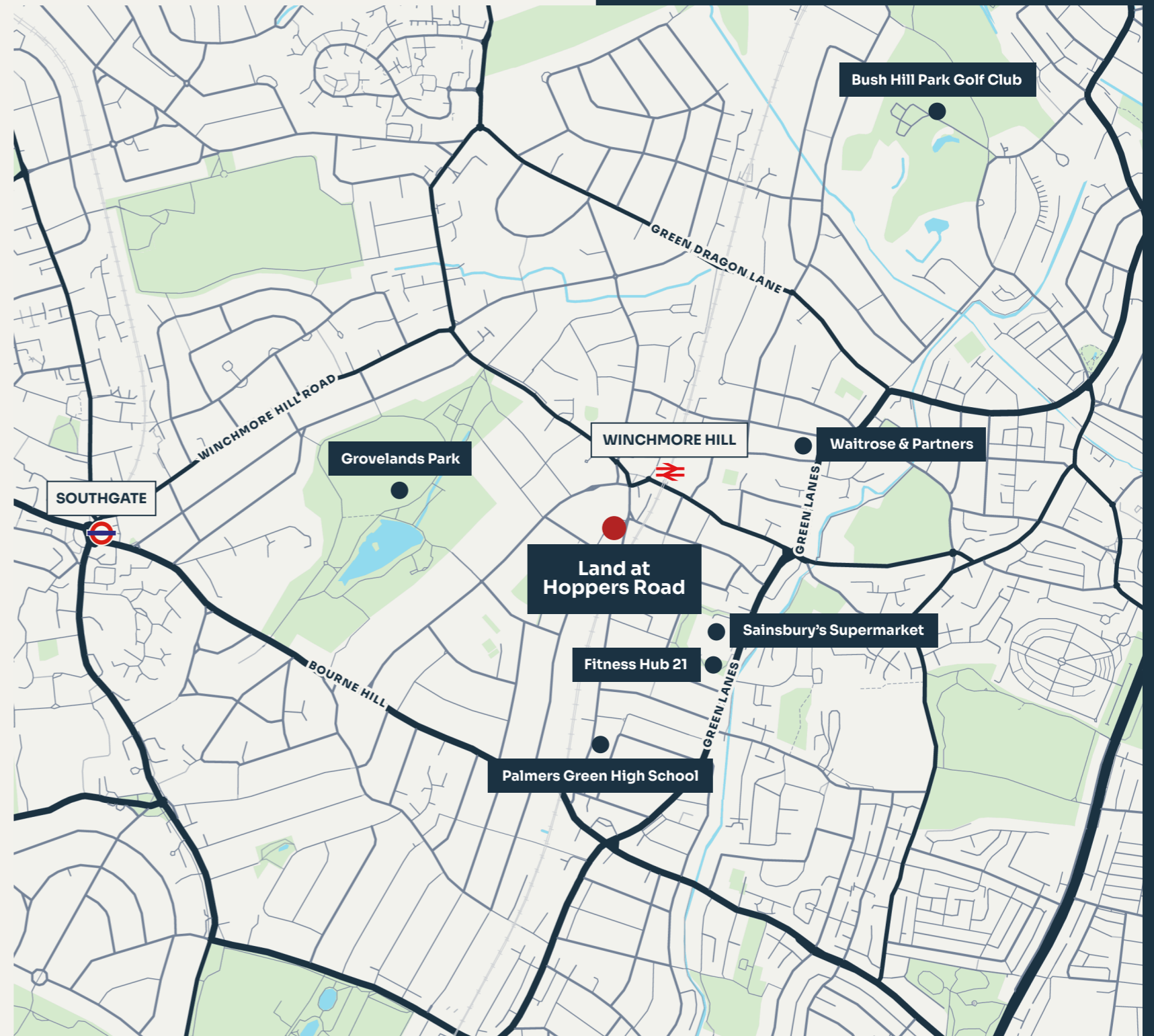
Located in Winchmore Hill, an attractive and well-established North London suburb known for its village feel and strong community atmosphere.

The area centres around The Green, offering a selection of independent cafés, restaurants and local amenities, alongside good quality schooling which makes it particularly popular with families. Nearby green spaces, including Grovelands Park, provide extensive open space and recreational facilities.

The property benefits from convenient transport links, with regular rail services from Winchmore Hill railway station providing direct access into central London.

KEY DISTANCES

Winchmore Hill Station	0.4 miles
Sainsbury's Supermarket	0.5 miles
Palmers Green High School	0.5 miles
Fitness Hub 21	0.6 miles
Waitrose & Partners	0.7 miles
Grovelands Park	Distance
Bush Hill Park Golf Club	1.3 miles
Southgate Underground Station	1.5 miles



Planning

Planning has been granted (Ref: 25/00620/FUL – Enfield Council) to create four high-quality, low-energy homes within a three-storey plus basement building.

The scheme provides two houses and two maisonettes. House 1 offers 167.5 sqm of space with three bedrooms, while House 4 provides 218.7 sqm with four bedrooms. Maisonettes 2 and 3 provide 86.9 sqm and 87.1 sqm respectively.

Each residence includes direct street access and private amenity areas, such as gardens or terraces, supplemented by a communal garden at the end of the site for the maisonette residents.

Transport provisions include two on-site parking spaces with electric vehicle charging for 2 houses and secure, covered storage for two cycles per dwelling.

Significant work has been undertaken to date to get the site ready for construction. The basement works are virtually complete, with some basic remedial works required.

All precommencement conditions have been submitted with approval expected imminently.

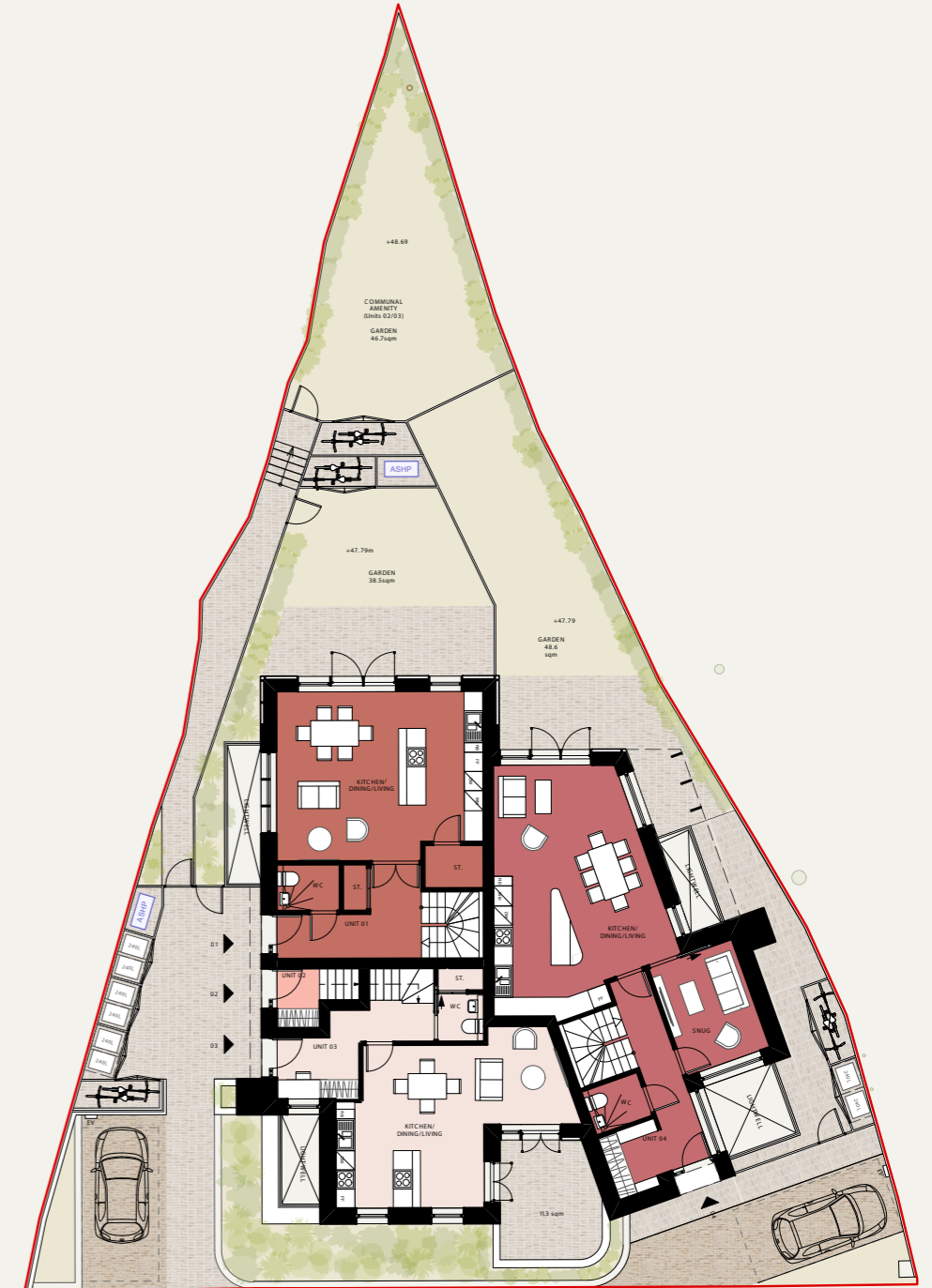
A Stage 3 coordinated drawing set has been prepared and will be passed on to the incoming purchaser, alongside all signed warranties.

Evidence of the above and further information is available in the dataroom.

CIL & S106

It is our understanding that the estimated CIL payment is approximately £140,456.68, however, we encourage interested parties not to rely on this information and do their own due diligent to satisfy themselves.

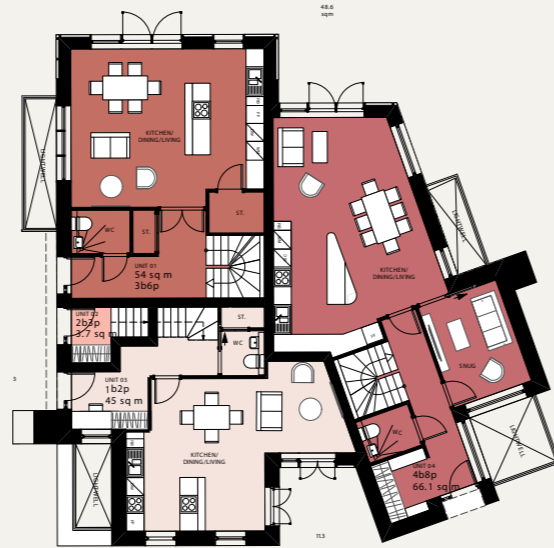
Proposed Site Plan



Proposed Floor Plans



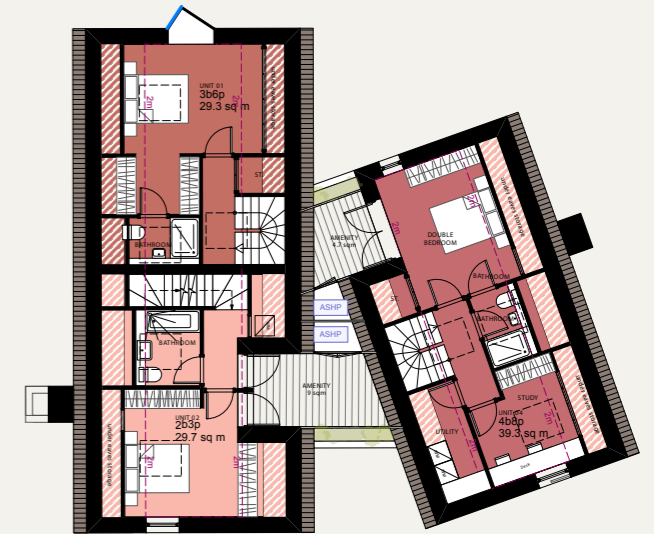
Basement



Ground Floor



First Floor



Loft Floor

Proposed Accomodation Schedule

Unit	Type	Storey	Beds	Sqm	Sqft
1	House	Basement, Ground, First & Loft	3B6P	167.5	1,803
2	Maisonette	First & Loft	2B3P	86.9	935
3	Maisonette	Basement & Ground	1B2P	87.1	938
4	House	Basement, Ground, First & Loft	4B8P	218.7	2,354
Total				560.2	6,030

METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £1,350,000, subject to contract.

VAT

It is our understanding that the property is not elected for VAT.

FURTHER INFORMATION

Further information and associated documents can be found by visiting:

www.glpjg.co.uk/hoppers-road

CAPITAL ADVISORY

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:

0203 336 7377 or email capital@glpg.co.uk.

CONTACT

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GLPG

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.