

BUSINESS SPACE

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PAVILION AND PLAYING FIELDS
OAKTHORPE ROAD
PALMERS GREEN
LONDON N13

Description

The property comprises playing fields and single storey pavilion on a triangular site of approximately 5.75 acres, bordered by Oakthorpe Road, Chimes Avenue and the New River. The grounds and pavilions were last used about three years ago, and although the buildings are secure and alarmed, they are in need of repair and modernisation. The grounds are not lined or laid out as pitches, and the three hard surface tennis courts require repair. The accommodation briefly comprises

- * CLUB ROOM AND DINING ROOM
- * THREE CHANGING ROOMS
- * KITCHEN
- * SHOWERS AND WC'S
- * ANCILLARY STORAGE FACILITY

Location

The property is situated in a predominantly residential location, in the London Borough of Enfield in North London. The North Circular Road (A406), Great Cambridge Road (A10) and Green Lane (A105) are all close by and provide good road links and communications to motorway networks and other parts of the capital. British Rail Station at Palmers Green is within easy walking distance, and the nearest Underground Station is at Bounds Green (Piccadilly Line).

Planning

The Planning Department of the London Borough of Enfield have informed us that the site is a GREEN WEDGE in an URBAN AREA, and whilst demolition and rebuilding or extension of the Pavilion might be permitted to provide better accommodation, a major redevelopment into a sports centre would not be permitted. Prospective purchasers must make their own enquiries to the Planning Authority regarding any development.

Subject to Contract

Messrs. Donaldsons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of introducing purchasers or lessees and do not constitute, nor constitute any part of, an offer or a contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other particulars are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of Messrs. Donaldsons has any authority to make or give any representation of warranty whatever in relation to this property.

Accommodation in further detail with approximate measurements as follows:

The Pavilion Building is a single storey structure, with Tudor style gable ends, and is of a brick construction under a pitch tiled roof.

Club Room

22'4" x 19'4" with large servery to kitchen area, door to cloakroom, intercommunicating with

Dining Area

22'4" x 16'1".

Both these rooms have folding glazed doors overlooking the playing fields.

Kitchen

15'8" x 13'4" with large servery to Club Room, door to large store room.

Changing Room 1

22' x 19'5". Door to Club Room, door to communal shower and WC's.

Changing Room 2

19'6" x 14'2", door to communal shower and WC's.

Changing Room 3

19'10" x 9'4", door to communal shower and WC's.

There is a separate large double garage, with is currently used as storage.

The property and hot water for the showers is provided via a gas fired boiler.

Terms

The property is freehold and is offered with full vacant possession.

As a condition of any sale, the vendors will require the selected purchasers to enter into an agreement whereby should any part of parts of the site be sold within a period of 10 years of completion of the purchase, for any use other than as a sports or playing fields, then 50% of any uplift in value of the site has to be reimbursed to the Greig Trust. Any questions about this agreement should be directed in the first instance to the vendors sole agents, Donaldsons, Ref: SWGS.

The Eastern Electricity Board have a wayleave for underground electricity cables at the property and a copy of the Deed of Grant and plan are available on request.

Price

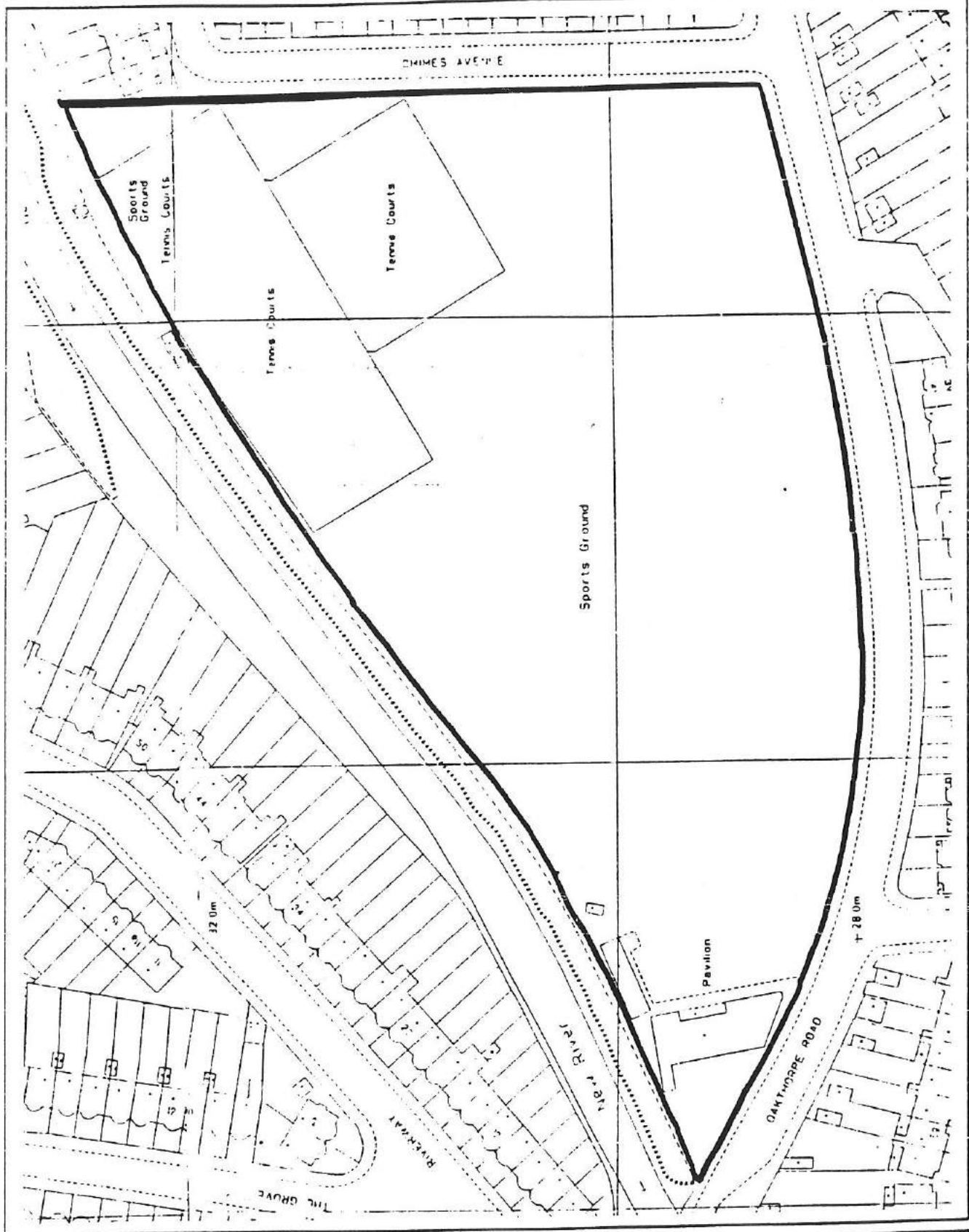
Upon Application.

Viewing

By arrangement with the vendors sole agents, Donaldsons.

SITE PLAN

PAVILION AND PLAYING FIELDS, OAKTHORPE ROAD,
LONDON N 13

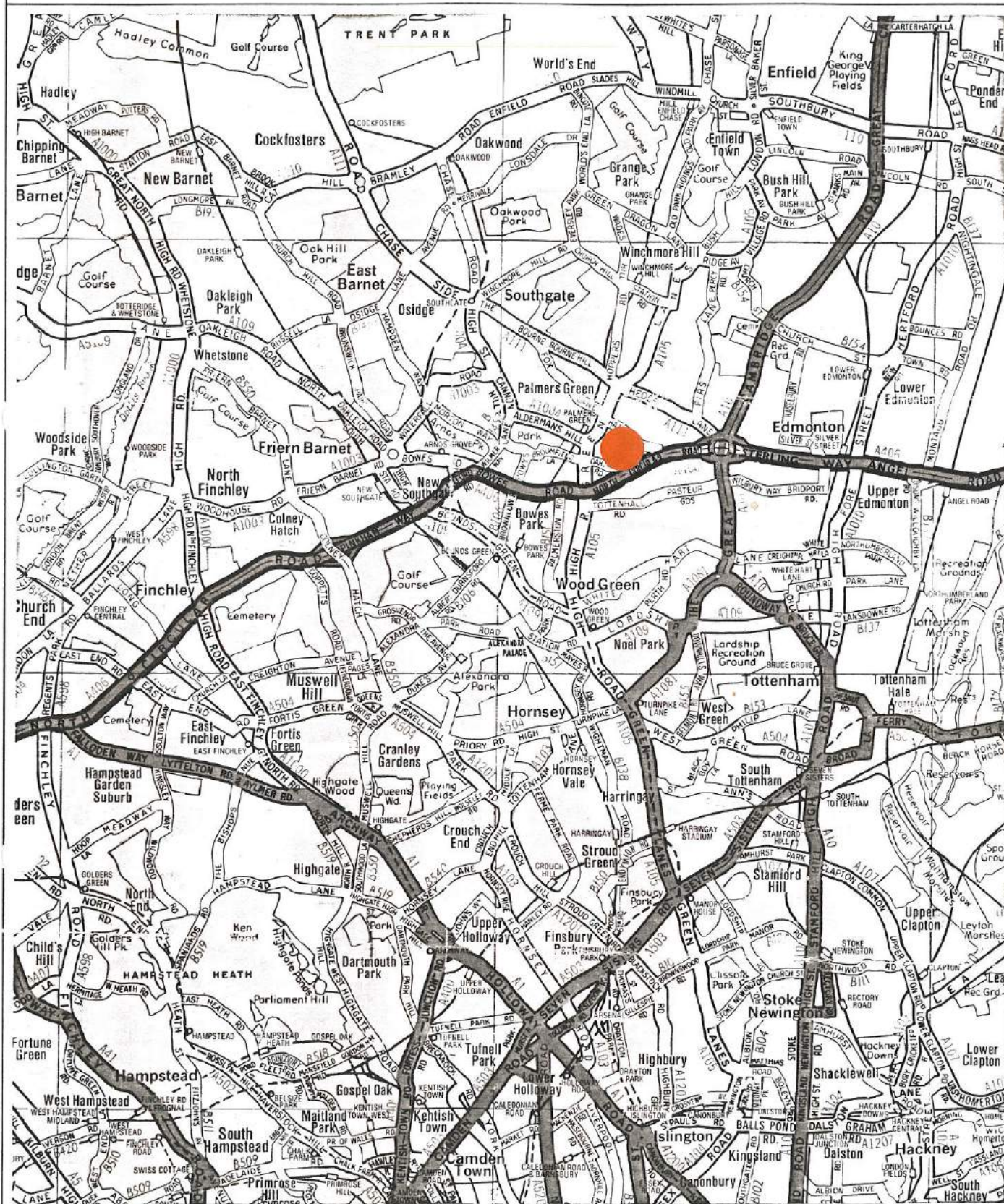


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DONALDSONS
Chartered Surveyors

Scale



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