

FOR SALE

Development/Investment Opportunity

20/22 Stirling Road & 5 Siddons Road, Tottenham,
London N17 9UN

Key information

- Prominent position on Stirling Road, overlooking the green open space of Hartington Park.
- Currently a modern two-storey building, providing residential and community use, Class F1 accommodation.
- Architects' scheme illustrates potential for a new four-storey building, comprising 6 residential units, with Class E/F1 accommodation on the ground floor.
- Approximately 0.063 acres (0.025 hectares).
- Freehold with vacant possession.



Contact

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Location

The property is located in Tottenham in north London, approximately 6 miles north-east of Central London. Famous for its local football club, Tottenham Hotspur FC, the area benefits from an eclectic array of eateries and coffee shops, as well as ample green space provided by Tottenham Cemetery and Bruce Castle Park. In 2018, Haringey Council granted permission for a £500m regeneration of Tottenham Hale, the Council's ambition for Tottenham Hale is to be London's next great neighbourhood – a bustling new centre with an international transport hub, residential quarter and thousands of new job opportunities. The plan is underway and when complete the project will deliver in excess of 1,000 new homes, new office accommodation, shops, restaurants, a cinema and health centre.

Tottenham benefits from excellent road communications, courtesy of its proximity to the A10 which provides direct access into Central London, via Spitalfields, to the south and the M25, to the north. Northumberland Park National Railway Station provides frequent direct services to London St Pancras and London Liverpool Street Stations, with a fastest journey time to London Liverpool Street Station of 19 minutes during peak times. London City Airport and Stansted Airport are located approximately 10 miles to the south and 30 miles to the north, respectively, both providing flights to a wide range of national and international destinations.

Description

The property comprises a modern two-storey brick-built building, set beneath a multi-pitched roof. The property provides community space accommodation on the ground floor, with two residential apartments, arranged over the ground and first floors.

Planning & Development Potential

The local planning authority is the London Borough of Haringey. The property is not listed and is not situated within a Conservation Area.

A scheme has been developed by Cove Burgess Architects comprising Class E / F1 (former D1) accommodation on the ground floor, with six residential apartments arranged over three upper floors. The two-bedroom apartments in the proposed scheme benefit from private balconies, whilst the proposed development includes a secure cycle store on the ground floor.

Further consideration for an alternative scheme could be explored, to deliver the development as a fully residential scheme.

A planning report and the aforementioned architectural scheme are available to download via a Data Site.

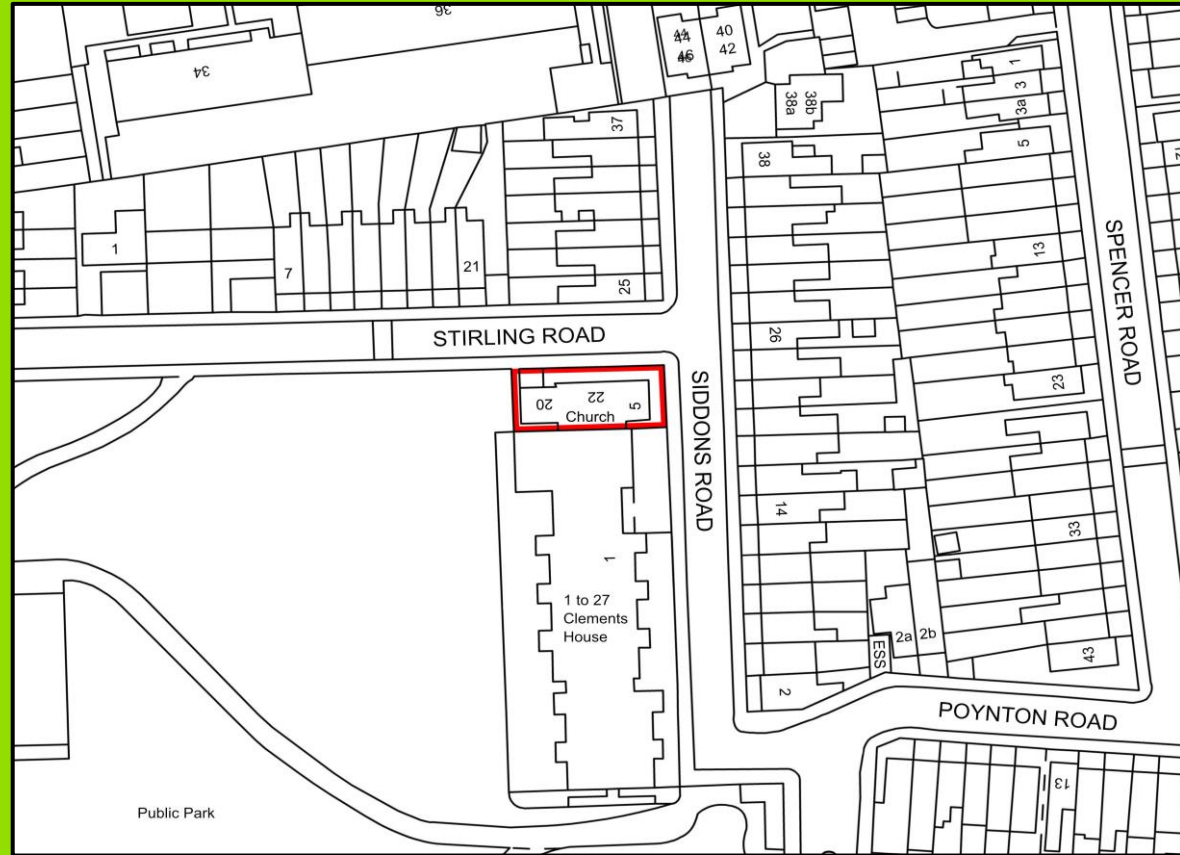


Accommodation

The property provides accommodation in accordance with the schedule, below:

	Sq m	Sq ft
5 Siddons Road		
First Floor (1-bed apt)	42	452
Total	42	452
22 Stirling Road (3-bed Apt)		
First Floor (Main apartment)	57	614
Ground Floor (Ensuite additional room)	13	140
Total	70	750
20 Stirling Road		
Ground Floor (Community Space)	85	915
Total	85	915
	Hectare	Acre
Total Site Area	0.025	0.063

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Tenure

Freehold with vacant possession.

VAT

The property is not elected for VAT.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Vendor

The vendor is London City Mission Property Holdings Ltd, who work alongside churches and organisations across London to share the love of God and the good news of Jesus Christ with the least reached people in the city; including those living or working on the streets, families struggling to make ends meet, older people who are lonely and isolated in their homes and young people who lack self-esteem, live in fear of knife and gun crime, or suffer from mental ill-health.

Offers / Proposal

Offers are invited on an unconditional and/or a subject to planning basis. All submissions should include the following information:

- Anticipated time-frame of Exchange and Completion.
- Confirmation of deposit amount/percentage.
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
- Confirmation of funding proposals and any third party approvals required, please provide proof of funds.
- Details of any elements of conditionality within the proposal or any assumptions made.
- Details of internal approval process required to sanction the purchase.
- Confirmation that your solicitors have reviewed the documentation within the ShareFile.
- Details of the solicitors who will be acting on your behalf in this transaction. Our client reserves the right not to accept the highest or any other offer received.

Offers should be submitted by email to Niamh Shaw – niamh.shaw@rapleys.com. Offers will be sought for the site on the basis of freehold with vacant possession. Proposals should also include an outline of any proposed development of the site for which planning consent will be sought.

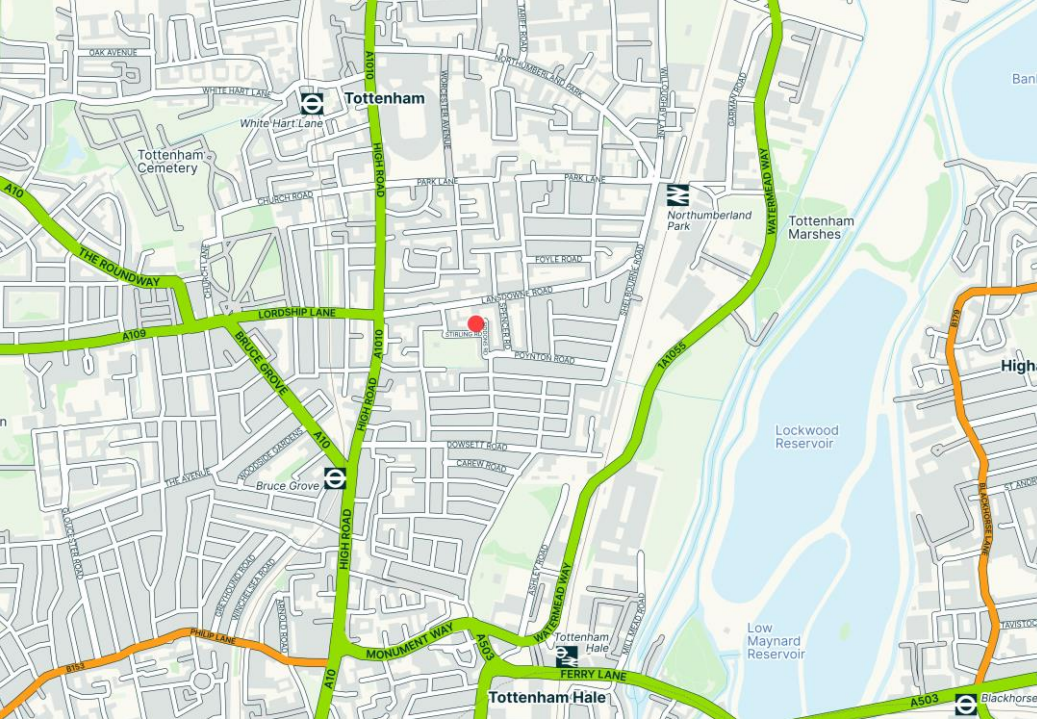
Viewing

Should you require any further information on the property or wish to arrange an inspection, please contact us.

Energy Performance

Both residential apartments and the community space have Energy Performance Asset Ratings of C.





For further details contact:

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