

## 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.

## Historical Background

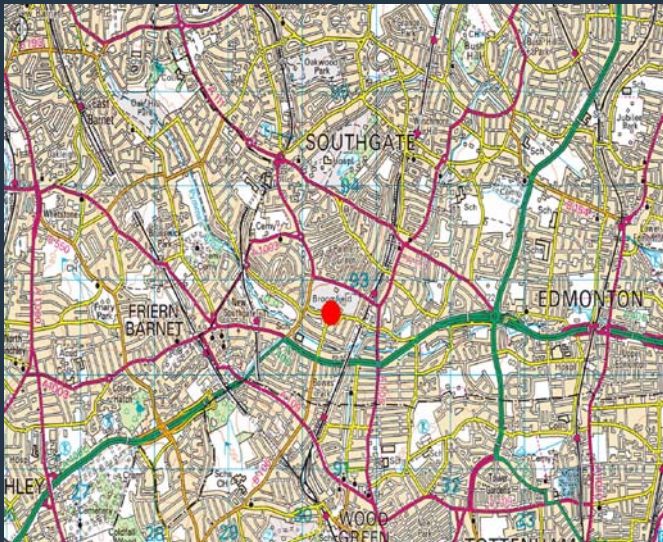
The House and Park were acquired for public use by the former Southgate Urban District Council in the early years of last century (1903). The subsequent uses of the house included a museum (housing both a local collection and exhibitions); a clinic run by the District Health Authority, occupying part 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.



Location Plan



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](http://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:

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