

# FREEHOLD FOR SALE

## SUBSTANTIAL FORMER PUB ON 0.25 ACRE SITE OF INTEREST TO DEVELOPERS & OCCUPIERS



DANGERFIELD  
PROPERTY

**THE ORANGE TREE**  
**18 HIGHFIELD ROAD**  
**WINCHMORE HILL**  
**LONDON N21 3HA**

- Rare opportunity to purchase an extensive two storey building with significant potential for residential conversion and new build.
- Suitable for use as a children's day nursery, medical practice or other Class E uses, (subject to planning).
- Located in the affluent North London suburb of Winchmore Hill.
- Unconditional freehold offers invited.



# THE ORANGE TREE, 18 HIGHFIELD ROAD, WINCHMORE HILL, LONDON N21 3HA



DANGERFIELD  
PROPERTY

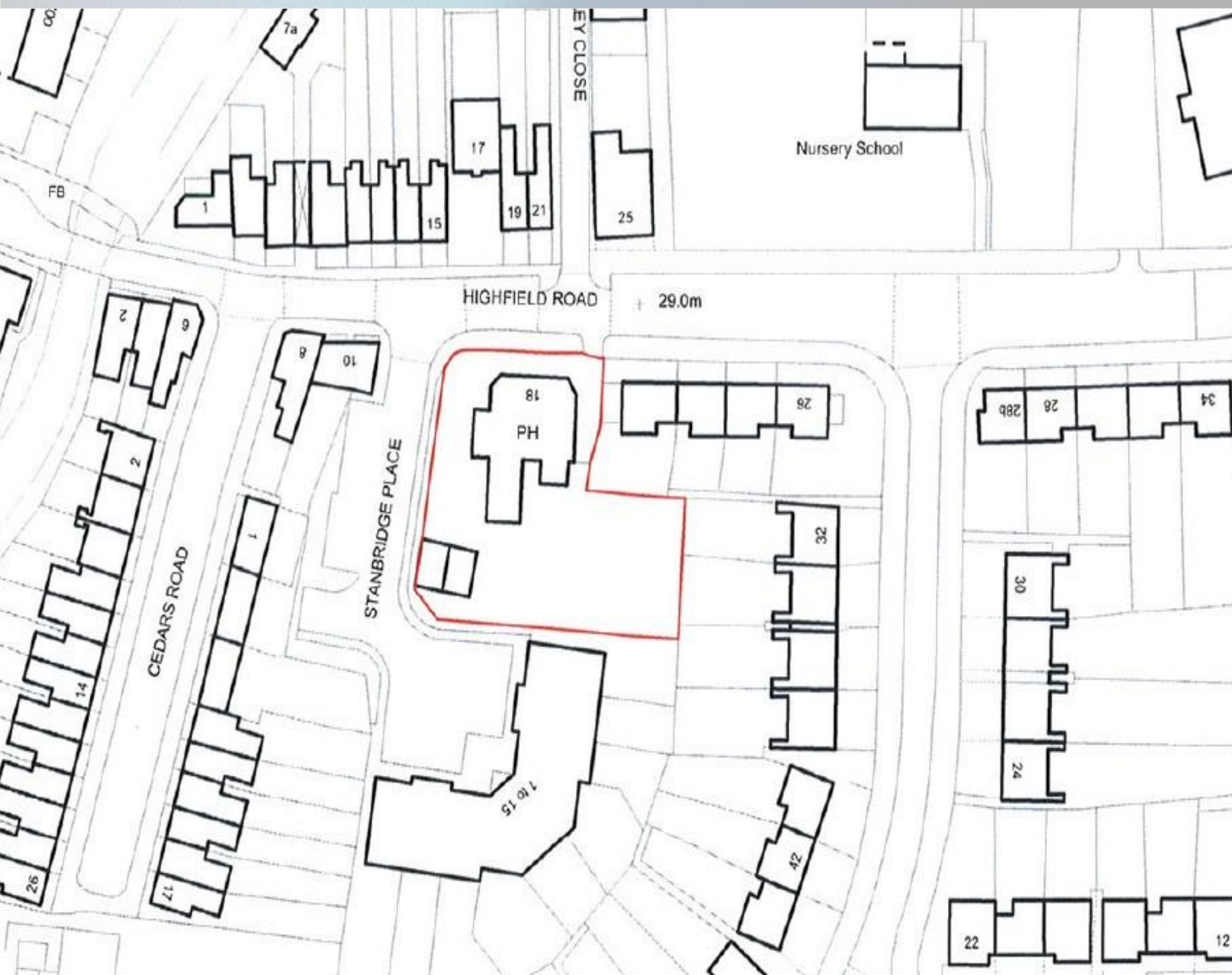


- Former public house with large ground floor bar, central servery, rear stores, kitchen, male & female toilets and cellar.
- First floor residential accommodation comprising 6 rooms, bathroom and toilet. The property requires refurbishment.
- Externally there is a large garden, two brick garages and off-street parking.
- The total site are is approximately 0.25 acres.



DANGERFIELD  
PROPERTY

# THE ORANGE TREE, 18 HIGHFIELD ROAD, WINCHMORE HILL, LONDON N21 3HA



## **Floor Areas (GIA) approx:**

Ground floor	1,940 sqft	(180.3 m <sup>2</sup> )
First floor	1,370 sqft	(127.3 m <sup>2</sup> )
Cellar	581 sqft	(54 m <sup>2</sup> )
Garages	500 sqft	(46.4 m <sup>2</sup> )
<b>Total</b>	<b>4,391 sqft</b>	<b>(408 m<sup>2</sup>)</b>

**Site area approx 0.25 acres (0.101 ha)**

## **Planning**

The property has previously operated as a public house and has the benefit of a Certificate of Lawfulness permitting use as an A3 restaurant (Ref: P12-01968 LDC ). The property has significant development potential, subject to planning. Interested parties are advised to make their own enquiries to Enfield Planning Department.

## **Terms**

Unconditional offers in excess of £1,700,000 subject to contract, for the freehold interest.

## **Viewing**

Strictly by appointment with Sole Agents, Dangerfield Property.  
Contact Jeremy Dangerfield | 020 8882 7449 | 07775 625 674 |  
[jeremy@dangerfieldproperty.co.uk](mailto:jeremy@dangerfieldproperty.co.uk)

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, Dangerfield Property Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property. Dangerfield Property, Tel: 020 8886 7449 Dangerfield Property Limited is a Private Limited Company registered in England and Wales, Registered Number 11815131 VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrobian Business Village, Bessborough Road, Harrow, HA1 3EX

ANTI-MONEY LAUNDERING: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details.

Identification and verification of ultimate beneficial owners. Satisfactory proof of the source of funds for the Buyers / funders / lessee