

METHOD OF SALE

1. Best Offers are invited for the freehold interest and should be marked for the attention of Ian Bell at Edward Symmons LLP, 2 Southwark Street, London Bridge, London SE1 1TQ.
2. Offers must be sent to Edward Symmons LLP either by email (ian.bell@edwardsymmons.com), facsimile (020 7403 1947) or post, no later than 12 noon on Monday, 15th March 2010.
3. Offers must be at a stated price and in pounds Sterling. Escalating offers will not be considered nor will offers that are made which are calculable only by referring to another offer.
4. Preference will be given to offers submitted on an unconditional basis and subject to contract only. However, intending purchasers proposing variations in any manner whatsoever should clearly specify all terms within their bid.
5. The name in which the purchase will be made is to be provided together with details of their solicitors.
6. The successful bidder will be required to pay a deposit equating to 10% of the purchase price on exchange of contracts which is to take place within 28 days from receipt of the sale agreement. The date of Actual Completion shall be determined between the seller and the successful bidder.
7. Intending purchasers will be required to provide independent confirmation that funds are available to support the offer.
8. The whole will be subject to the preparation and approval of a formal contract.
9. The seller will not be committed to accept the highest or any offer received.

SUBJECT TO CONTRACT

2 Southwark Street, London Bridge, London SE1 1TQ

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.



Theobalds Park Road Crews Hill, Enfield, Middlesex EN2 9DH



On the instructions of Mark Fry and Gary Shankland of Begbies Traynor, Joint Administrators to Long & Somerville (Enfield) Limited



Horticultural Land and adjoining Residential Dwelling

In all about 3.9 acres (1.58 ha)

Planning Permission approved subject to Section 106 agreement for display of landscaping, garden products and erection of Visitors Centre

**Freehold For Sale
 By Informal Tender**

**Closing date for offers
 Monday, 15th March 2010 at 12 noon**



020 7955 8454
www.edwardsymmons.com

Situation

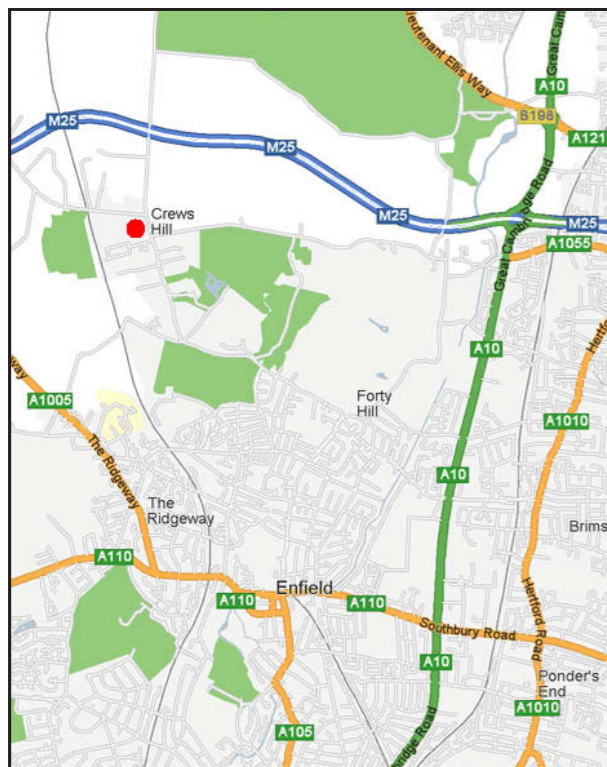
The site forms part of a semi rural location immediately to the north of Enfield Town and within the M25 Orbital Motorway.

The site and premises is situated practically opposite the junction with Whitewebbs Road and occupies a highly visible position on the corner of Theobalds Park Road and Cattlegate Road.

The surrounding area provides a mix of residential, garden centres, nurseries and other horticultural enterprises.

Road communications are excellent with the A10 Great Cambridge Road and junction 25 of the M25, less than two and a half miles to the east.

Nearby Crews Hill main line station provides a regular service to London Moorgate with a minimum timetabled journey of 34 minutes.



Description

An L-shaped site with a frontage to Theobalds Park Road of 500'0 (152.4 m) and a return frontage of 145'0 (44.2 m) to Cattlegate Road.

The boundaries are clearly defined and there are three cross over points to the public highway. An agricultural building, 'shop' and store exist on the site.

The detached bungalow to the south east corner of the site is of a brick construction under a pitched tiled roof and provides an entrance hall, living room, kitchen, conservatory, three bedrooms and bathroom with wc combined. The rear garden extends to approximately 30'0 (9.15m).

Site Area

3.9 acres (1.58 ha)

Floor Areas

| | | |
|-----------------------|-------------|----------|
| Detached Bungalow | 1,098 sq ft | 102 sq m |
| Agricultural Building | 1,335 sq ft | 124 sq m |
| 'Shop' | 581 sq ft | 54 sq m |
| Store | 97 sq ft | 9 sq m |

Services

Intending purchasers are advised to make their own enquiries of the relevant authorities as to the availability of services on site.

Tenure

Freehold

Agent's Note

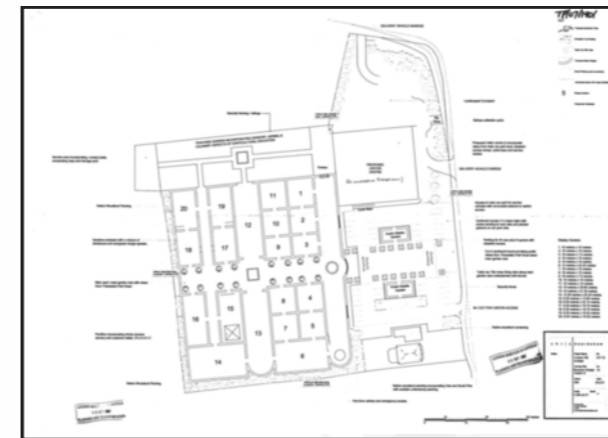
Intending purchasers should be aware that they enter the site entirely at their own risk and no liability can be held either against the Administrators or their advisors.

Planning

The site is designated as green belt land and forms part of the Crews Hill Designated Area and as such the Planners would be unlikely to consider favourably any use other than horticultural enterprises.

Planning permission (application no. TP/07/1901) was registered on the 27th November 2007 for change of use from an Aquatic Centre and Poultry Farm to a landscape garden centre for the display of landscaping and garden products, associated parking and the erection of a Visitors Centre (application no TP/08/1793).

Further enquiries should be directed to the Local Planning Department at Enfield Borough Council on 020 8379 1000.



Price

Offers are invited for the freehold interest.

Method of Sale

The property is to be sold by way of an informal tender with 'best offers' to be received in writing by 12 noon on Monday, 15th March 2010.

In order to comply with this process, you will need to follow the explanatory notes that form part of these sales particulars.

Legal Costs

Each party shall bear its own costs.

Further Information

For further information or to receive a copy of the planning consents and a copy of the planning agreement pursuant to Section 106 of the Town and Country Planning act 1990, contact

Graham C Free or Ian J Bell

Telephone 020 7955 8454

Facsimile 020 7403 1947

January 2010

