

# The Burton Grange, Rags Lane, Goffs Oak, Cheshunt, Herts EN7 6TE

A Prime Development Opportunity - An exceptional development site with Hybrid planning consent, nestled in the coveted locale of Goffs Oak, Hertfordshire for the extension of the Burton Grange, providing 12 apartments and 30 dwellings including 10 affordable homes.



## Key Highlights

- Hybrid Planning Consent for 42 dwellings in total
- Site area approximately 1.46 hectares (3.6 acres)
- Established and well-served residential location, excellent regional road links.
- Available with full vacant possession
- Extension and conversion of Neo-Gothic Mansion providing 12 apartments

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## INTRODUCTION

### A Unique Development Opportunity

Situated in the highly desirable area of Goffs Oak, Hertfordshire, The Burton Grange presents an exceptional opportunity to acquire a prime development site spanning approximately 1.46 hectares (3.6 acres). With hybrid planning permission already secured, this historic site is poised for transformation into a prestigious residential scheme centred around its iconic neo-Gothic mansion.

Originally completed in 1865 and subsequently extended, The Burton Grange combines timeless architectural charm with outstanding development potential. The approved scheme draws on the rich character of the existing structure to create a thoughtfully designed residential community that complements the surrounding environment.

This exceptional project includes:

**12 Luxury Apartments:** Contemporary interiors paired with classic design elements.

**30 Elegant Houses:** Meticulously planned for a balance of comfort and style.

Through careful partial demolition and reconstruction, the approved scheme celebrates the architectural heritage of the site while enhancing its character, creating a vibrant and cohesive neighbourhood. This rare opportunity offers developers the chance to deliver a landmark project that harmonises historical significance with modern living, in one of Hertfordshire's most sought-after locations.

## LOCATION

Burton Grange is perfectly situated in the charming area of Goffs Oak, Hertfordshire, combining the tranquility of a semi-rural setting with the convenience of modern amenities. The location offers excellent educational facilities, with well-regarded schools such as Goffs Academy and Fairfields Primary School nearby, catering to families looking for quality education options. For shopping and dining, residents can enjoy the variety available at Brookfield Retail Park, which features a selection of high-street stores, supermarkets, and casual eateries. The local town center adds to the appeal with its independent shops, cozy cafes, and essential services. The vibrant Cuffley High Street, is also just a short drive away, offers an affluent and stylish atmosphere with boutique shops, fine dining restaurants, and cosy cafés, perfect for leisurely days out.

Leisure and recreation opportunities abound, with Lee Valley Regional Park just a stone's throw away. This expansive green space is perfect for outdoor activities such as walking, cycling, and water sports. For golf enthusiasts, Cheshunt Park Golf Centre provides a fantastic venue to unwind and socialize amidst beautiful surroundings.

Transport links from Burton Grange are exceptional, making it an ideal choice for commuters and families alike. Cheshunt Station, located just a short drive away, (3.6 km / 2.2 miles) offers regular train services to London Liverpool Street and Stratford, with journey times just over 20 minutes. Additionally, Cuffley Rail Station is within easy reach (3.7 km / 2.3 miles) and provides a direct connection to Moorgate, offering convenient access to the heart of London. The site is also well-connected by road, with easy access to the M25 at Junction 25 and the A10, ensuring seamless travel to London, Cambridge, and beyond. For international and domestic travel, London Stansted Airport is conveniently within a 30-minute drive.

Set amidst lush greenery yet close to urban amenities and excellent connectivity, Burton Grange offers an outstanding location that caters to a modern, balanced lifestyle.



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# PLANNING

The site falls under the jurisdiction of Broxbourne Borough Council and benefits from Hybrid Planning consent consisting of part-demolition, extension and conversion of Burton Grange to 12 apartments (full) and new residential development of up to 30 dwellings (outline) - overall total of up to 42 units, which was granted under planning application reference number 07/23/0663/O.

# MASTERPLAN

The indicative masterplan has been meticulously designed to deliver a sensitive, low-impact development that complements its surroundings. The road layout, extending from Rag's Lane, mirrors the neighbouring development to the south-west. The scale of the buildings has been carefully considered to sit appropriately within the existing context, ensuring the built form is proportionate to the Manor House while maintaining an optimal balance between built structures and green space.

A key feature of the masterplan is the retention of significant green areas, including a central green space, to preserve the character of the existing buildings and the wider site. From the outset, the design process emphasised the importance of green spaces and mature landscaping to minimise the visual impact of the development. As a result, most trees have been retained, and mature landscaping along the site boundaries has been preserved.

The development has been designed with sensitivity to the local vernacular and visual character of the area, presenting a unique opportunity to deliver a high-quality scheme that enhances the site's appeal and provides a positive contribution to the community. This site offers an excellent platform for housebuilders to create a development of exceptional quality.

## The Burton Grange, Rags Lane, Goffs Oak Cheshunt, Herts EN7 6TE



# EXISTING BUILDING

## The Burton Grange, Rags Lane, Goffs Oak Cheshunt, Herts EN7 6TE

Originally completed in 1865 and later extended, The Burton Grange embodies timeless architectural elegance. The planned conversion will breathe new life into the building, transforming it into 12 luxury apartments that seamlessly combine contemporary interiors with classic design elements.

The proposed works include part demolition and a sympathetic extension to ensure the development respects and enhances the historic character of the building. A meticulous analysis of The Burton Grange has identified the North elevation as the most architecturally significant, with its distinctive design influencing developments across the area. In contrast, the less significant rear extension presents a prime opportunity to introduce a modern addition, carefully designed to complement the historic features of the Grange.

The design approach honours the original structure's materiality and style, ensuring the scheme enhances the character of The Burton Grange while securing its future as a centrepiece of luxury living.

This rare combination of heritage and modern potential makes The Burton Grange a truly unique offering for developers seeking to create an exceptional residential scheme in a highly desirable location.

### Existing Building Elevations



To be retained



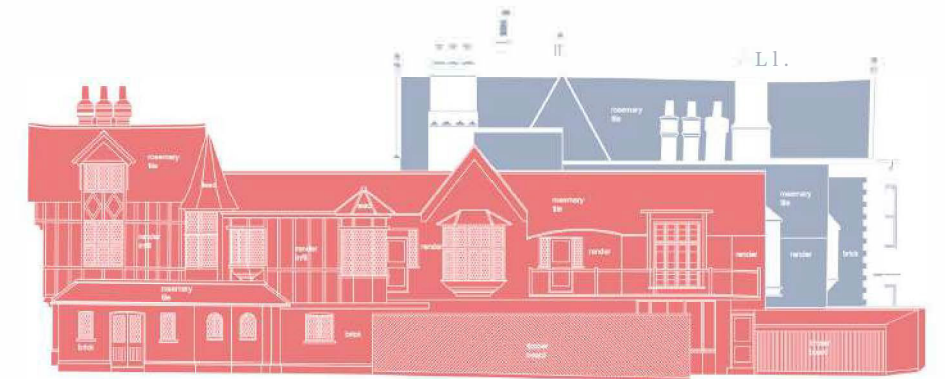
To be replaced

North Elevation



The north elevation has the main facade for the original building, visible from Rag's Lane. This has been highlighted as being the most architecturally valuable area, and will therefore be retained.

South Elevation



The south elevation was built many years after the original building. The mock tudor style is less valuable, and replacing this with an architectural style which would enhance and contribute to the character of the original building would be much more authentic.

East Elevation



The east and west elevations will be key transitioning from the existing building to the new extension which will replace the mock tudor extension.

West Elevation

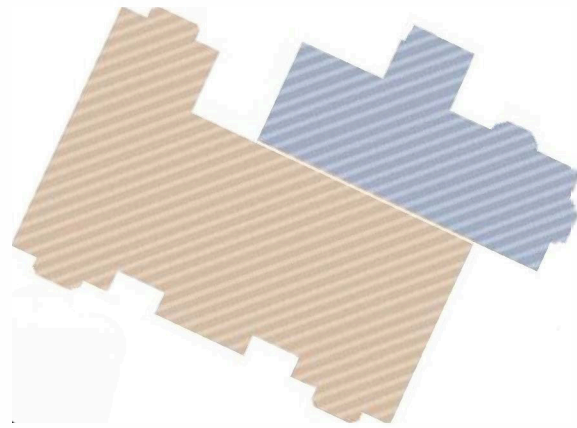


# APARTMENT DESIGN

## The Burton Grange, Rags Lane, Goffs Oak Cheshunt, Herts EN7 6TE

The apartment block is the largest built form on the site, with additional dwellings sitting subservient to the Grange.

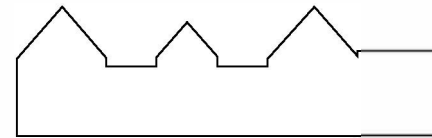
Plan View Proposed Apartments:



North elevation showing the existing Burton Grange building. This has the most dramatic silhouette which should remain the predominant facade. The form of the extension to the West is shown as mirroring the original bay window.



Burton Grange North Elevation (A)



South elevation of the Burton Grange existing building. The silhouettes are muted compared to the stronger style on the main facade. Features such as bay windows, coining and chimneys are also presented on this elevation.



Burton Grange South Elevation (B)

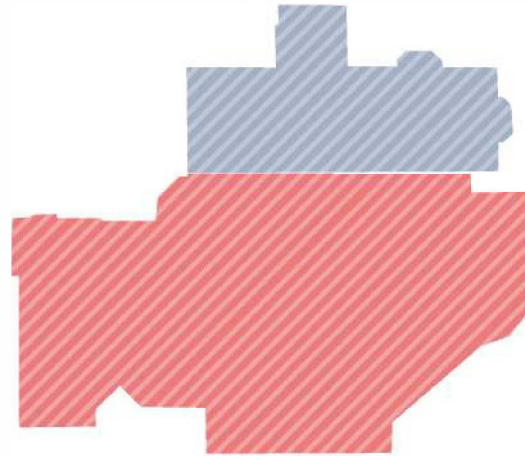
- Proposed
- To be retained



Illustrative affordable housing elevations.

Affordable housing is provided as a mix of apartments and terraced housing, ranging from 1-3 bedrooms. We have responded to pre application advice and broken down the previous affordable apartment block to create smaller blocks that sit subservient to the Burton Grange apartment block.

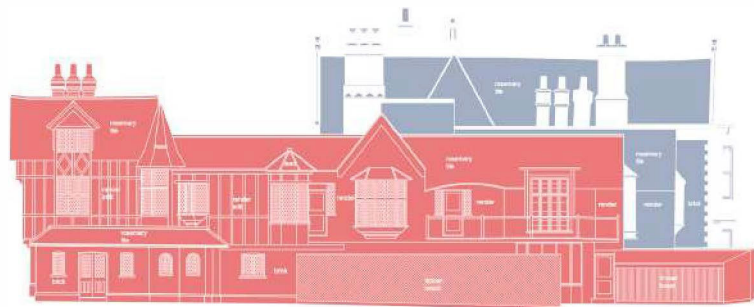
Existing Burton Grange Building



Total footprint: 605sqm

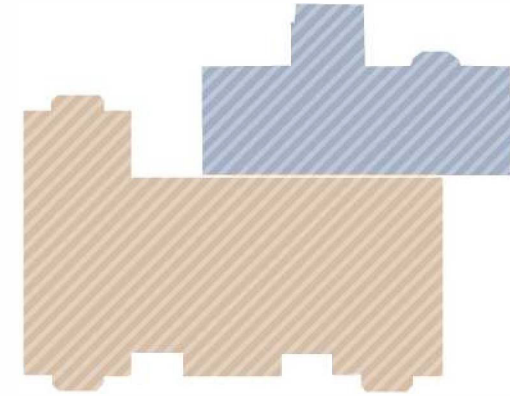


North Elevation



South Elevation

Proposed Burton Grange



Total Footprint: 514sqm



North Elevation



South Elevation

To be demolished  
To be retained  
Proposed



# SCHEDULE OF ACCOMODATION

The Burton Grange, Rags Lane, Goffs Oak Cheshunt, Herts EN7 6TE

The apartment mix comprises 2 one-bedroom apartments, 9 two-bedroom apartments, and 1 three-bedroom apartment, offering a range of options to suit diverse lifestyles and preferences.

Plot	Beds	Tenure	Quantity	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )	Parking
1	1	Sale	1	66.2	713	1
2	2	Sale	1	80.0	861	2
3	2	Sale	1	69.8	751	2
4	2	Sale	1	71.1	765	2
5	2	Sale	1	76.7	826	2
6	1	Sale	1	61.9	666	1
7	2	Sale	1	70.7	761	2
8	2	Sale	1	76.7	826	2
9	2	Sale	1	71.0	764	2
10	2	Sale	1	77.0	829	2
11	2	Sale	1	116.7	1,256	2
12	3	Sale	1	167.0	1,798	2

Total: 12 units | Total Area: 10,816 ft<sup>2</sup> | Parking Spaces: 22



Ground Floor Plan



First Floor Plan



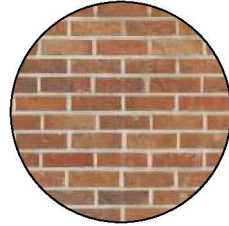
- One bedroom apartment
- Two bedroom apartment
- Three bedroom apartment

# MATERIALITY AND DETAILING

The extension has been designed to complement the existing building, featuring a clay tile roof and brickwork in a matching colour palette. Stone sills and quoins accentuate the gabled protrusions, seamlessly integrating with the original architectural style. Dormer windows have been carefully incorporated into the façades of the extension, ensuring that the gables remain the dominant and defining feature of the elevations.

## The Burton Grange, Rags Lane, Goffs Oak Cheshunt, Herts EN7 6TE

Red brick-predominant material across the scheme.



Clay tile roof



Stonework surrounding bay windows, and coining details.



Detailing on original building which has influenced the new build elevations:





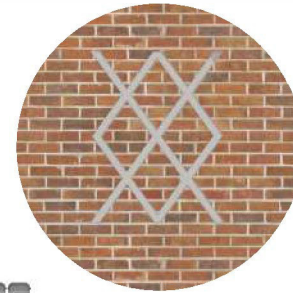
# HOUSE TYPE DESIGN

The Burton Grange, Rags Lane, Goffs Oak Cheshunt, Herts EN7 6TE

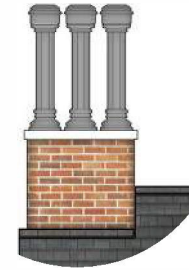
The design of the houses takes inspiration from the materials and architectural details of The Burton Grange as well as the surrounding developments. Each house type incorporates a carefully chosen combination of clay tiles, brickwork, and render with timber detailing, creating a cohesive aesthetic that enhances the character of the area. This thoughtful approach showcases a commitment to delivering high-quality design, ensuring the homes blend seamlessly with their historic and local context while offering timeless appeal.



Green oak frame car ports.



Timber lattice detailing.



Chimney detailing.



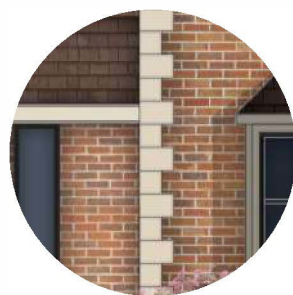
Dormer windows and 1.5 storey roof heights.



Mix of gable and lean-to porch details.



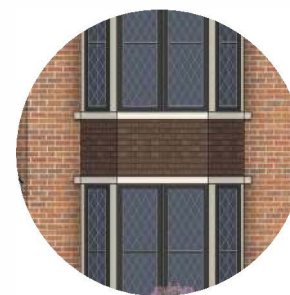
Roof tile details reflective of the historic context.



Brick quoins reflective of the existing Burton Grange.



Timber detailing paired with white render.



Stone and vertically hung tile bay windows.



Principal gable details with vertically hung tiles.

# 3D VISUALISATIONS

The Burton Grange, Rags Lane, Goffs Oak Cheshunt, Herts EN7 6TE



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# SCHEDULE OF HOUSING MIX

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## MARKET HOUSES

Plot	Beds	Tenure	Quantity	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )	Parking
13	4	Sale	1	141.7	1,525	2
14	3	Sale	1	85.5	920	2
15	3	Sale	1	85.5	920	2
16	3	Sale	1	85.5	920	2
17	3	Sale	1	85.5	920	2
18	3	Sale	1	115.2	1,240	2
19	3	Sale	1	85.5	920	2
20	3	Sale	1	85.5	920	2
21	3	Sale	1	125.9	1,355	2
22	4	Sale	1	189.1	2,035	3
23	3	Sale	1	125.9	1,355	2
24	3	Sale	1	125.9	1,355	2
25	3	Sale	1	115.2	1,240	2
26	3	Sale	1	85.5	920	2
27	3	Sale	1	85.5	920	2
28	3	Sale	1	85.5	920	2
29	3	Sale	1	85.5	920	2
30	3	Sale	1	85.5	920	2

Total: 18 units | Total Area: 20,225 ft<sup>2</sup> | Parking Spaces: 37

## Affordable Properties

Plot	Beds	Tenure	Quantity	Area (m <sup>2</sup> )	Area (ft <sup>2</sup> )	Parking
31	3	Social	1	83.6	900	2
32	3	Social	1	83.6	900	2
33	1	Social	1	50.2	540	1
34	1	Social	1	50.2	540	1
35	1	Social	1	50.2	540	1
36	1	Social	1	50.2	540	1
37	1	Social	1	50.2	540	1
38	1	Social	1	50.2	540	1
39	3	Social	1	83.6	900	2
40	3	Social	1	83.6	900	2

Total: 10 units | Total Area: 6,840 ft<sup>2</sup> | Parking Spaces: 14

## Site Details

**Total Units: 40**

**Total Area: 37,881 ft<sup>2</sup>**

**Site Area: 1.48 Hectares (3.66 Acres)**

**Net Site Area: 0.79 Hectares**

The indicative site layout and schedule of accommodation currently feature a total of 28 new-build homes, alongside 12 high-quality units within The Grange. This layout is indicative and non-binding, providing flexibility for future adjustments and refinements. A reserved matters application could accommodate up to 30 new-build homes, depending on design considerations and site optimisation.

To achieve the full potential of 30 units, possible adjustments could involve the inclusion of smaller homes or a reduction in the surface water flood risk area, achieved through detailed modelling and engineering solutions. This approach ensures the site's potential is maximised while maintaining its commitment to high-quality design and thoughtful development.



The indicative masterplan has been designed to provide a number of affordable units.

The accommodation throughout the site prioritises tenure blindness, by using a continuous material palette. Design details such as windows, chimneys and gable frontages is also maintained to ensure that affordable and market properties cannot be differentiated from the street scene.

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### Access

The property benefits from both vehicular and pedestrian access via Rags Lane. A one-way traffic system is in place within the site, with the exit leading westward onto Old Rags Lane

### Tenure

The Property is owned freehold under Registered Titles HD554611, HD557119 and HD348994. The Property will be sold freehold with vacant possession. A copy of land registry documents is available on request.

### Rights of Ways

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property.

### Viewings

Viewings are strictly by appointment only to be arranged through Woodhouse Property Consultants Ltd.

### Method of Disposal

Woodhouse Property Consultants Ltd are instructed to dispose of our client's entire Freehold Interest with offers invited on an unconditional basis.

### Further Information

The full information Pack relating to the entire Property can be provided on request, which comprises the following documents:

- Title Documents
- Decision Notice & Section 106 Agreement
- Technical Reports
- Planning Application Documents
- Site Plans



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