

For Sale

Guide Price £1.15m

Sole Agents

Freehold



CGI of consented house to be constructed on this land



APPROX 0.25 MILE FROM GREEN BELT

**FREEHOLD LAND WITH PLANNING CONSENT FOR
CONSTRUCTION OF A BRAND NEW APPROX 4624 SQ FT
(429.72 SQ M) DETACHED HOUSE**

7 Oak Avenue (Off the Ridgeway), Enfield, EN2 8LB



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Just a few hundred metres from Trent Park Green Belt Open Space as well as close to Chase Farm and Enfield's multiple shopping and transport facilities is this excellent development/occupation opportunity.

Planning permission was granted by London Borough of Enfield (ref 24/02966/FUL) for a brand-new detached house of around 4,624 sq. ft (429.72 sq. m) with west facing rear garden and an approximate finished value of £2.75 million, subject to contract and specification to purchaser's requirements.

The owners have further advised the house can be delivered to a commensurate specification and offered as a 'package' with the land and that no CIL payment will be levied.

Offers are invited at a guide price of £1.15 million for the freehold interest, subject to contract, to owners' sole agents, Jeremy Leaf & Co from whom copies of planning decision, plans etc are available on request.







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Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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