



20 Holly Road,
Enfield EN3 6QB



Freehold Investment and Development Opportunity

- Freehold
 - Planning permission for 3 bedroom house
 - Existing house currently producing £15,600 p/a
 - Offers are invited in excess of £365,000
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Description

The site comprises a two storey, three bedroom end of terrace house of approximately 872sq.ft which is currently being let out on a rolling contract at £15,600 p/a. The sale also consists of the land adjacent to the house which benefits from an approved planning consent to erect a three storey, three bedroom house of approximately 1,033sq.ft.

Location And Transport

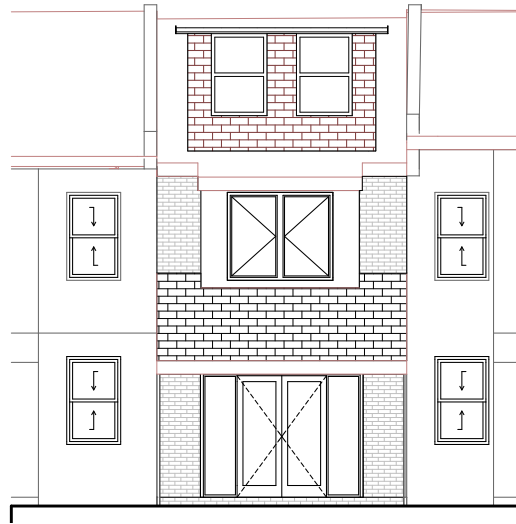
Holly Road, situated in the London Borough of Enfield provides links into London via Enfield Lock Station, Turkey Street Station and Waltham Cross Station, which are all within walking distance from the property. Junction 25 of the M25 motorway is a 5-minute drive from Holly Road linking you to the A1(M) and M11 motorways, providing direct access into London and to the North.

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Front Elevation



Rear Elevation



Planning Permission

Planning permission has been granted by the London Borough of Enfield Planning Department under the reference P14-00776PLA for the erection of a 2-storey mid terrace single family dwelling house with rooms in the roof and rear dormer.

For further information in regards to this application please contact Enfield Council Planning Department on 020 8379 1000

VAT

We understand that VAT is not applicable.

Viewings

To be arranged by sole agents Highfield Investments.

Site plan



Financial Contributions

The site is subject to a CIL contribution of £1,920 and a Section 106 of £14,238.08 giving you total contribution of £16,158.08.

Terms

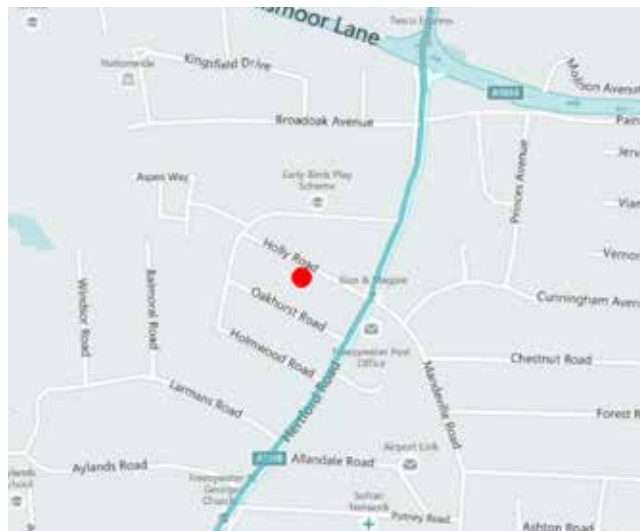
Offers are invited in excess of £365,000 for the freehold interest.

Buyers Note: The property has been placed in the forthcoming Savills Auction, Tuesday 31st March 2015 at The London Millennium Hotel Grosvenor Square, Mayfair, London, W1K 2HP.

Additional Information

Copies of the existing and proposed floor plans and decision notice are available upon request.

Location map



Sam Murphy 01992 660204
sam.murphy@highfield-investments.co.uk

Craig Gray 01992 660204
craig.gray@highfield-investments.co.uk

+44 (0)1992 660204

highfield-investments.co.uk

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