



The Coppice,
8-10 Crescent Road,
Enfield EN2 7BL



Freehold development opportunity with planning permission for 5 luxury houses

- Planning permission granted to provide 5, four-bedroom family dwellings measuring approximately 1,185m² / 12,750ft²
- Plot measuring approximately 24,379ft²
- Sought after location in Enfield
- Freehold
- Offers in excess of £2,250,000

Description

The existing site is predominantly a cleared parcel of land that incorporates two residential units on the western side fronting Old Park View. The site now benefits from planning permission for the construction of five detached four-bedroom houses extending to approximately 12,750ft².

Location

The site is ideally situated in an affluent part of Enfield, Middlesex and is immediately adjacent to the picturesque parkland of Enfield Golf Club. The wildlife haven of Trent Country park lies just over a mile away with its lovely woodland walks, equestrian centre and golf course.

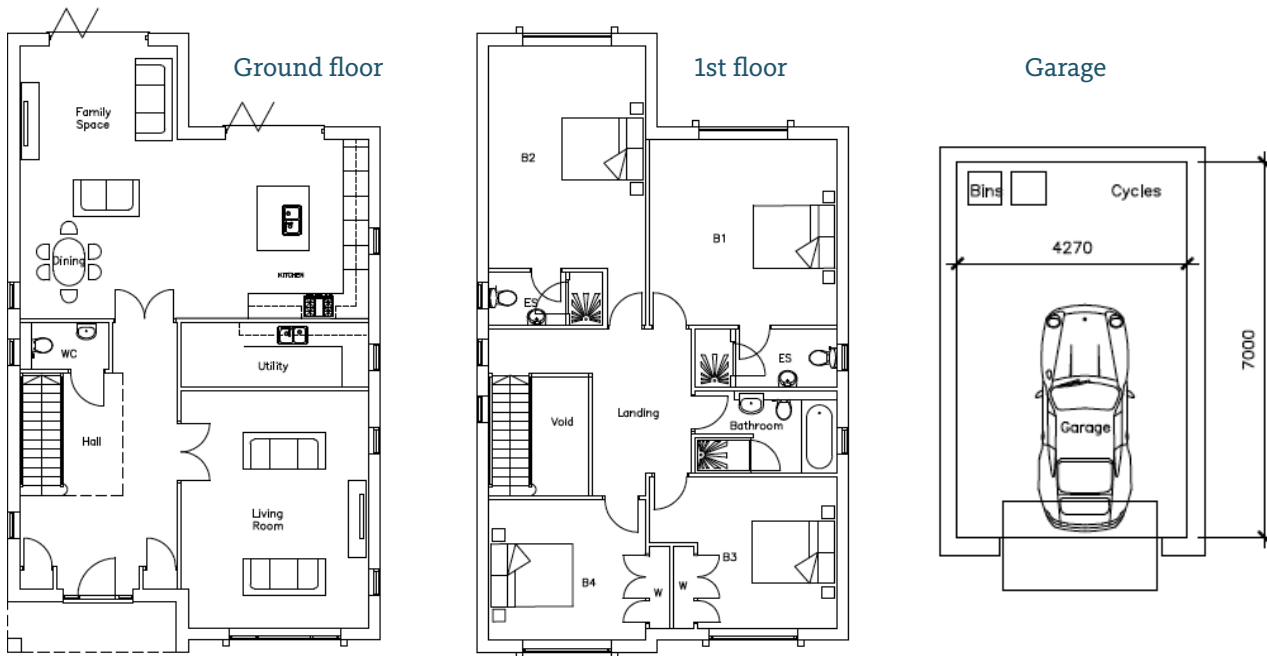
Enfield Town Centre is located a short-walk away, which is home to the Palace Gardens Shopping Centre. Enfield Town Park is also nearby, with a café, play area and year-round family events. There is a large selection of excellent primary schools within half a mile of the property. The proposed development will be within the catchment area for Highlands and Enfield County Secondary schools, both rated as outstanding by Ofsted.

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Front elevations



Floor plans



Schedule

Unit	Beds	FT ²	M ²
1	4	2,550 (including garage)	237
2	4	2,550 (including garage)	237
3	4	2,550 (including garage)	237
4	4	2,550 (including garage)	237
5	4	2,550 (including garage)	237
Total		12,750	1,185

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Transport

Enfield Chase Station (Great Northern) is less than 10-minute walk from the property with trains into Moorgate taking 35-minutes. Enfield Town Station is just over a mile away with trains direct into Liverpool Street taking 35 minutes.

Enfield lies just off the A10, which links out to junction 25 of the M25 and into Central London.

Planning permission

The application was granted under ref 17/01821/ful on the 4th July 2017 for the redevelopment of the site and construction of five four-bedroom single family detached dwellings with associated landscaping and parking with access via The Coppice.

Access

Viewings can be adequately made from the public highway in the first instance.

Additional Information

Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

Financial Contributions

The property is liable for a Enfield council CIL totalling approximately £143,394.86.

VAT

We understand that VAT is not applicable.

Tenure

Freehold.

Terms

We are inviting offers in excess of £2,250,000 for the freehold interest.

Site plan



Sam Bacon 01992 660204
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Location map



Michael Isaacs 01992 660204
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