



## Rear of, 46 - 48 Gresham Close, Enfield EN2 7AP



### Freehold development opportunity with planning permission to build a bespoke modern house in Enfield

- Unique opportunity to build a modern style 2-bedroom house
- House measures approximately 1,044ft<sup>2</sup> (97m<sup>2</sup>) internally
- Offering a 333ft<sup>2</sup> (31m<sup>2</sup>) garden
- 100m from Enfield Chase Station
- Freehold
- Offers in excess of £150,000

#### Description

The proposed site occupies a vacant plot of land extending to circa 100m<sup>2</sup>. Planning permission has been granted for the construction of a modern style two-storey detached house measuring approximately 1,044ft<sup>2</sup> (97m<sup>2</sup>) internally and is set over lower ground and ground floors. The design creates a contemporary, light and private family home in the heart of Enfield.

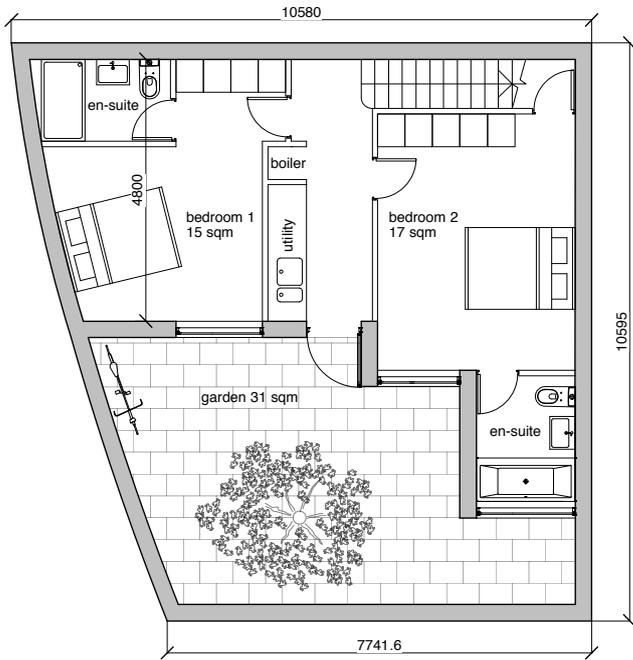
#### Location

The site is ideally situated in an affluent part of Enfield 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.

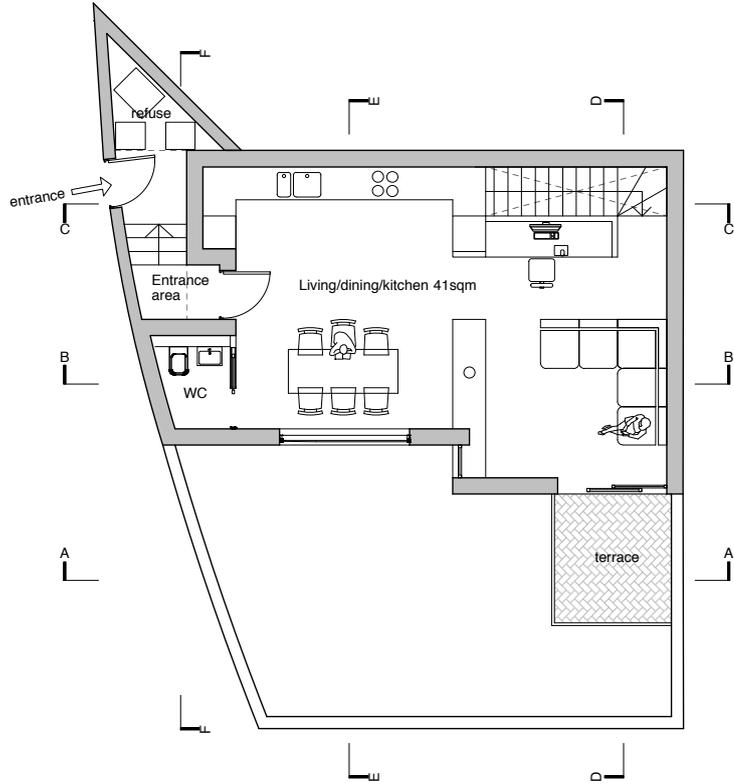
Enfield Town Centre is located a short-walk away, which is home to the Palace Gardens Shopping Centre. Enfield Town Park is also nearby, with a café, play area and year-round family events. There is a large selection of excellent primary schools within half a mile of the property. The proposed development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

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## Floor plans

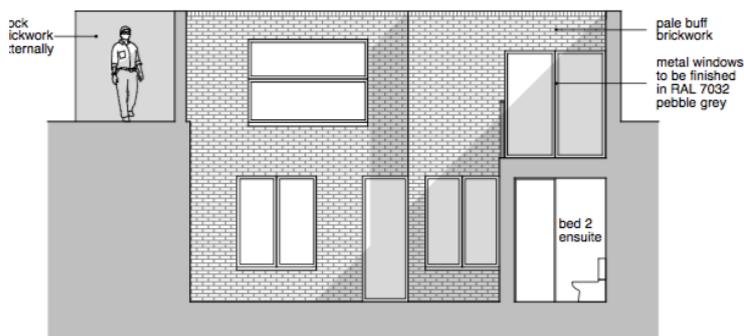


Basement

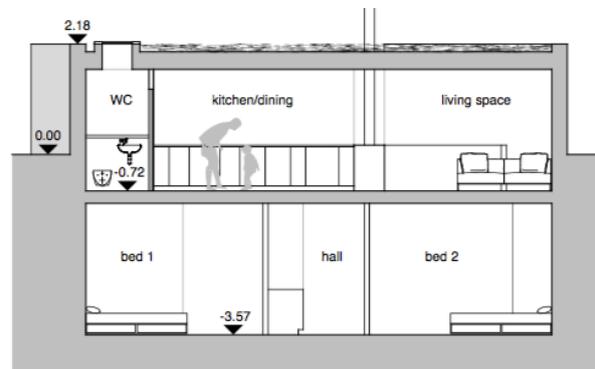


Ground

## Side elevation



SECTION AA



SECTION BB

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## Transport

Enfield Chase Station (Great Northern) is less than a 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

Planning permission was granted on the 26<sup>th</sup> April 2018 via Enfield Council under planning reference 15/00543/ FUL for the construction of a two-storey detached single family dwelling.

## Viewings

The site can be adequately viewed 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

We understand the property is not liable for any CIL or S106 obligations.

## VAT

We understand that VAT is not applicable.

## Tenure

Freehold.

## Terms

We are inviting offers in excess of £150,000.

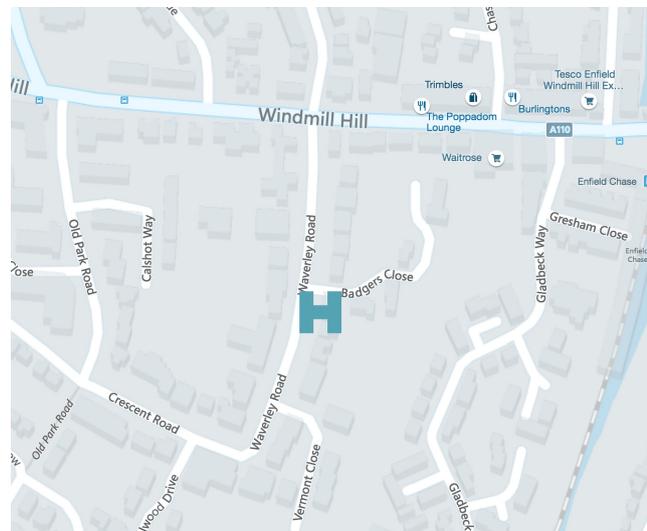
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## Site plan



Sam Bacon 01992 660204  
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## Location Map



Sam Murphy 01992 660204  
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