



# Freehold Residential Development Site for Sale - Oakwood, London N14

Planning Permission Granted for 9 Houses

**Land adjacent to Gwalior House,  
Avenue Road,  
Oakwood  
LONDON N14 4DS**



#### Further information online:

<http://www.gilmartinley.co.uk/properties/22022>

#### Area

Site Area: 5,500 sq.m. (59,201 sq.ft.)

#### Price

Offers in excess of £1,950,000  
subject to contract

#### Property Description

A RARE OPPORTUNITY TO BUY A FREEHOLD DEVELOPMENT SITE WITH PLANNING FOR 9 HOUSES.

-- The permission

Planning permission was granted for one detached and eight semi-detached houses on 29th July 2013.

The nine three storey houses will comprise a total of 1,647 sq m (17,727 sq ft) Gross Internal Area, including the integral garages. The design of the houses is influenced by the Art Deco style of the flats at Gwalior House: the walls will be covered in white render with Ibstock Fireborn Block (Natural Blue) or similar at ground floor level. There will be honey, lemon, sage and sky blue detailing. Each house has a ground floor kitchen/diner and a first floor living room. Plots 1, 5, 6, 7, 8 and 9 have rear terraces.

The scheme will provide car parking for 21 cars: 12 in integral double garages, 6 in car ports and 3 visitors spaces. The area of the car port block is 81 sq m (872 sq ft).

There is a Section 106 agreement obliging the developer to pay contributions totalling £419,431 (indexed by RPI). There will be no physical affordable housing provision. A Community Infrastructure Levy of £32,960 and Monitoring Fee of £20,971 will also be payable.

--The existing site

The development site has been described as a sunken green bowl surrounded by mature trees. A right of way will be granted over the existing private service road to provide access. The service road has entrances on both Avenue Road and Chase Road.



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Plot 1 (detached)	225.00	2421	Double garage (included in stated area). 4 double bedrooms plus study / bedroom 5, 2 family bathrooms plus 2 en suite shower / WCs, guest WC, ground floor kitchen / diner, first floor living room with patio terrace.
Plot 2 (semi-detached)	145.00	1560	2 car port spaces opposite. 3 double bedrooms, 1 single bedroom, family bathroom, en suite bathroom and dressing room to master bedroom, first floor living room, kitchen / diner, utility room, guest WC, separate dining room.
Plot 3 (semi-detached)	145.00	1560	As per Plot 2
Plot 4 (semi-detached)	145.00	1560	As per Plot 2
Plot 5 (semi-detached)	225.00	2421	As per Plot 1
Plot 6 (semi-detached)	201.00	2163	Double garage (included in stated area). Large 2nd floor East-facing terrace from landing, 4 double bedrooms, 2 family bathrooms, first floor living room, guest WC, kitchen / diner.
Plot 7 (semi-detached)	187.00	2012	Double length garage (included in stated area). 4 double bedrooms plus ground floor study. 2 family bathrooms, guest WC, first floor living room with sliding doors to South-facing patio terrace.
Plot 8 (semi-detached)	187.00	2012	As per Plot 7
Plot 9 (semi-detached)	187.00	2012	As per Plot 7
Car port block	81.00	871	6 car spaces

## Property Location

Situated a quarter of a mile (less than five minutes walk) to the north-west of Oakwood Park with its tennis courts and pitch n' putt golf course, the property is in an established suburban residential area.

The site is situated behind mature trees on the north-west corner of Avenue Road and Chase Road.

The property is well located for local schools, the nearest being the Wolson Hillel Primary School and Nursery which is just over a quarter of a mile to the south on Chase Road. Vita et Pax School, Salcombe School, St Andrew's Primary School are all situated within just over half a mile of the property.

Southgate Progressive Synagogue is situated just to the North of the property and Vita et Pax Church, St Thomas's Church and Oakwood Baptist Church are all less than half a mile from the property.

The closest local shopping facilities including a Tesco Metro, bakers, fishmongers, butchers and cafes are to be found at Oakwood to the north. Additional shopping facilities are available close-by at Southgate, including a Marks & Spencer food supermarket and Asda. The recently extended Palace Gardens Shopping Centre in Enfield is just over two miles to the east.

The property is well-served in terms of public transport connections: Oakwood Station (London Underground Piccadilly Line) is just over a quarter of a mile to the north and several bus routes pass near to the property.

**2010 Rateable Value** £0.00

**Estimated Rates Payable** £0 per annum

**Service Charge p.a.** There will be a proportionate liability to repair the service road.

<http://www.gilmartinley.co.uk/properties/for-sale/development/Oakwood/London/N14/22022>

*Our ref: 22022*



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**Terms** Freehold for sale with full vacant possession. A right of way will be granted over the access road.

PROSPECTIVE PURCHASERS ARE INVITED TO PUT FORWARD OFFERS IN WRITING BY 12 SEPTEMBER 2013.

**Legal Fees:** Each party bears own legal fees

**Local Authority:** London Borough of Enfield

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Last Updated:** 05 Sep 2013

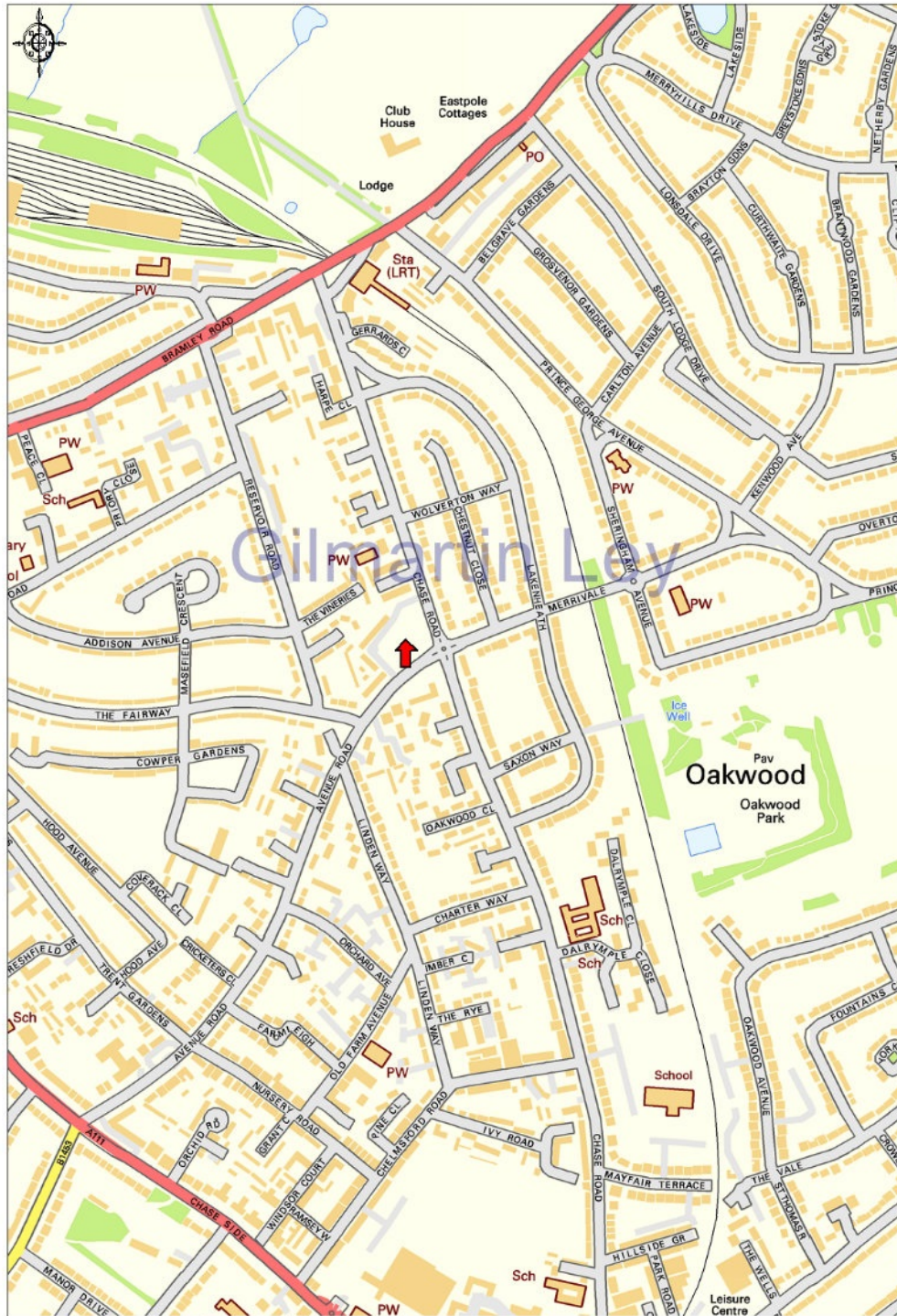
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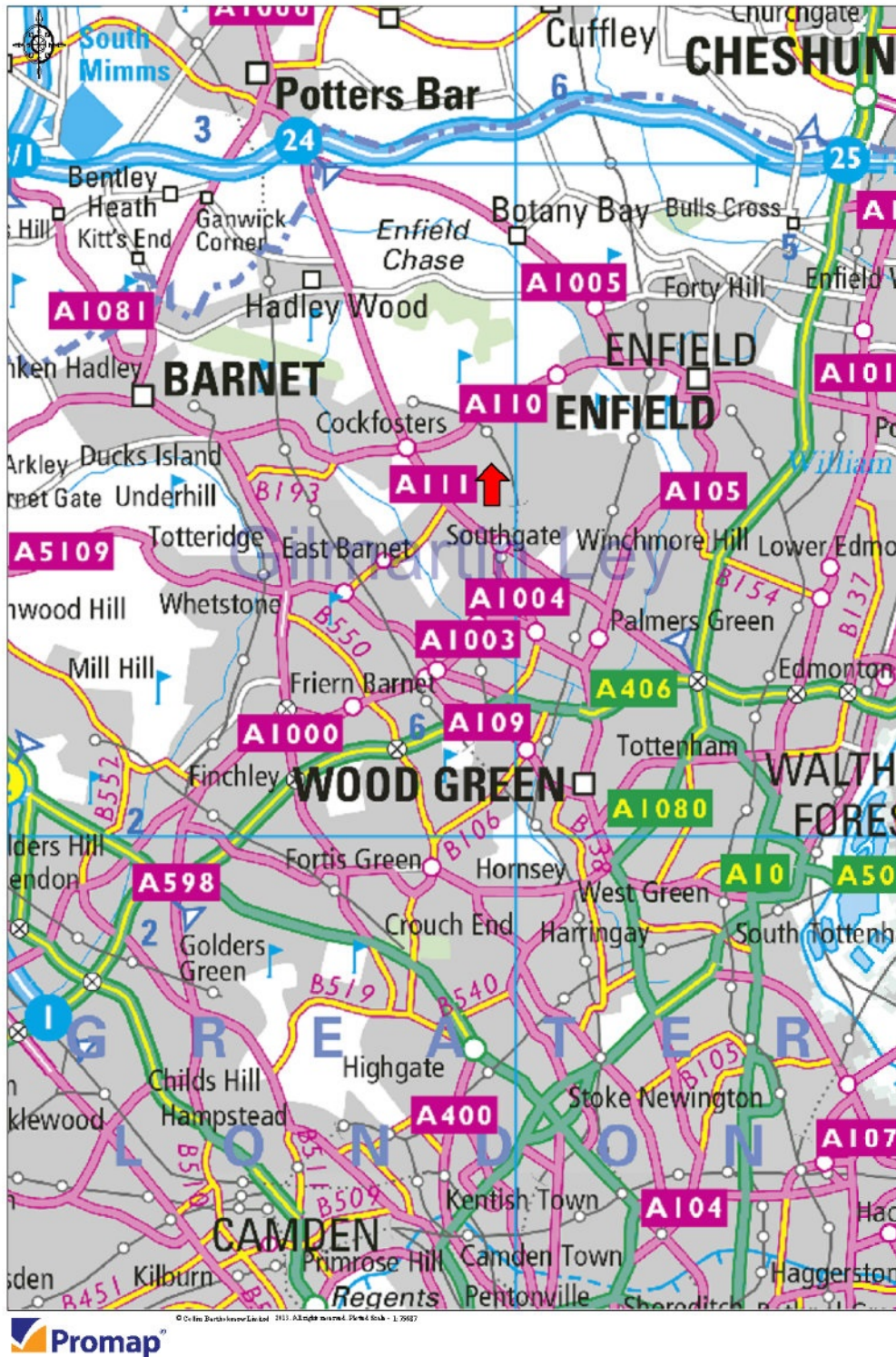
Land adjacent to Gwalior House



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