



GILMARTIN LEY

# Residential Development Site For Sale in Southgate, London N14

Planning permission granted for 5 flats totalling 4,951 sq ft

266 Chase Side  
Southgate,

LONDON, N14 4PR



### Area

Site Area: 907 sq.m. (9,760 sq.ft.)

### Price

Guide price £1,250,000 subject to contract

### Property Description

The property comprises a five bedroom detached residential dwelling with a gross internal area of 219.81 sq m (2,366 sq ft), plus the rear conservatory and garage. The existing house requires modernisation and refurbishment throughout.

The house occupies a site of 0.22 acres with a 16m frontage to Chase Side. Planning permission was granted in November 2016 (Reference 16/04444/FUL) for a five flat redevelopment scheme, comprising 2 x 3 bedroom flats and 3 x 2 bedroom flats, each with car parking spaces and a garden / terrace.

There may be potential to add value by reconfiguring the scheme within the planning permitted envelope, or by creating an entirely new design.

- > Offers requested by 5pm Friday 23rd March 2018
- > Freehold site of 0.22 acres with planning permission for 5 flats (4,951 sq ft)
- > Affluent North London location
- > Potential to add value through refurbishment or development of alternative schemes
- > 1.0 kilometre (0.62 miles) south-west of Oakwood London Underground Station (Piccadilly Line)
- > 1.32 kilometres (0.82 miles) north-west of Southgate London Underground Station (Piccadilly Line)



### Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Existing House	219.81	2,366	
Proposed Flat 1	103.50	1,114	Ground floor 3 bedroom flat with private garden and 1 car parking space
Proposed Flat 2	103.50	1,114	Ground floor 3 bedroom flat with private garden and 1 car parking space
Proposed Flat 3	80	861	First floor 2 bedroom flat with balcony, shared garden and 1 car parking space
Proposed Flat 4	80	861	First floor 2 bedroom flat with balcony, shared garden and 1 car parking space
Proposed Flat 5	93	1,001	Second floor 2 bedroom flat with balcony, shared garden and 1 car parking space

<https://www.gilmartinley.co.uk/properties/for-sale/development/southgate/london/n14/26533>

Our ref: 26533

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## Property Location

The subject property is located on the north east side of Chase Side (A111) at its northern end, just north of Monkfrith Avenue and facing the agricultural grounds of Oak Hill Theological College. Situated in the northern part of Southgate close to Cockfosters and Southgate, the property is in a desirable part of this affluent North London suburb, only 7 miles north of Central London.

Cockfosters and Southgate provide a diverse range of shopping and leisure facilities. Occupiers include: Marks & Spencer, Bathstore, Asda, WH Smiths, Tesco Express, Sainsbury's Local, Boots, Costa Coffee, Harris & Hoole, Richer Sounds, Barclays, Woolwich, Natwest, Abbey, Nationwide, Bank of Cyprus, Pure Gym, Pizza Express, Prezzo, Wilton Patisseries, McDonalds, KFC and Greggs as well as many other established independent retailers, restaurants, bars & public houses. Bramley Road Sports Ground and the Chickenshed Theatre are within a short walking distance to the north.

The property has exceptional access to green open spaces, most notably Trent Park comprising 3.2 square kilometres of parkland which is circa 1.2 kilometres (0.75 miles) to the north-east of the property. The park features a 'Go Ape!' forest adventure activity centre, hockey club, public golf course and equestrian centre and forms part of the Metropolitan Green Belt.

Communications are excellent.

Junction 24 of the M25 is approximately 4 miles to the north and the A406 North Circular Road is approximately 2.4 kilometres (1.5 miles) to the south.

Cockfosters, Oakwood and Southgate London Underground Stations (Piccadilly Line) are all within a 1.37 kilometres (0.85 mile) radius of the subject property providing easy access into Central London, with a travel time of approximately 25 minutes.

<b>Terms</b>	Freehold for sale with vacant possession
<b>Legal Fees:</b>	Each party is to bear its own legal fees
<b>Local Authority:</b>	London Borough of Enfield
<b>Viewings:</b>	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
<b>Further information at:</b>	<a href="http://www.gilmartinley.co.uk/properties/26533">http://www.gilmartinley.co.uk/properties/26533</a> Planning Decision Notice Energy Performance Certificate CIL Liability Information Proposed plans Proposed elevations Existing plans
<b>Last Updated:</b>	02 Jul 2018

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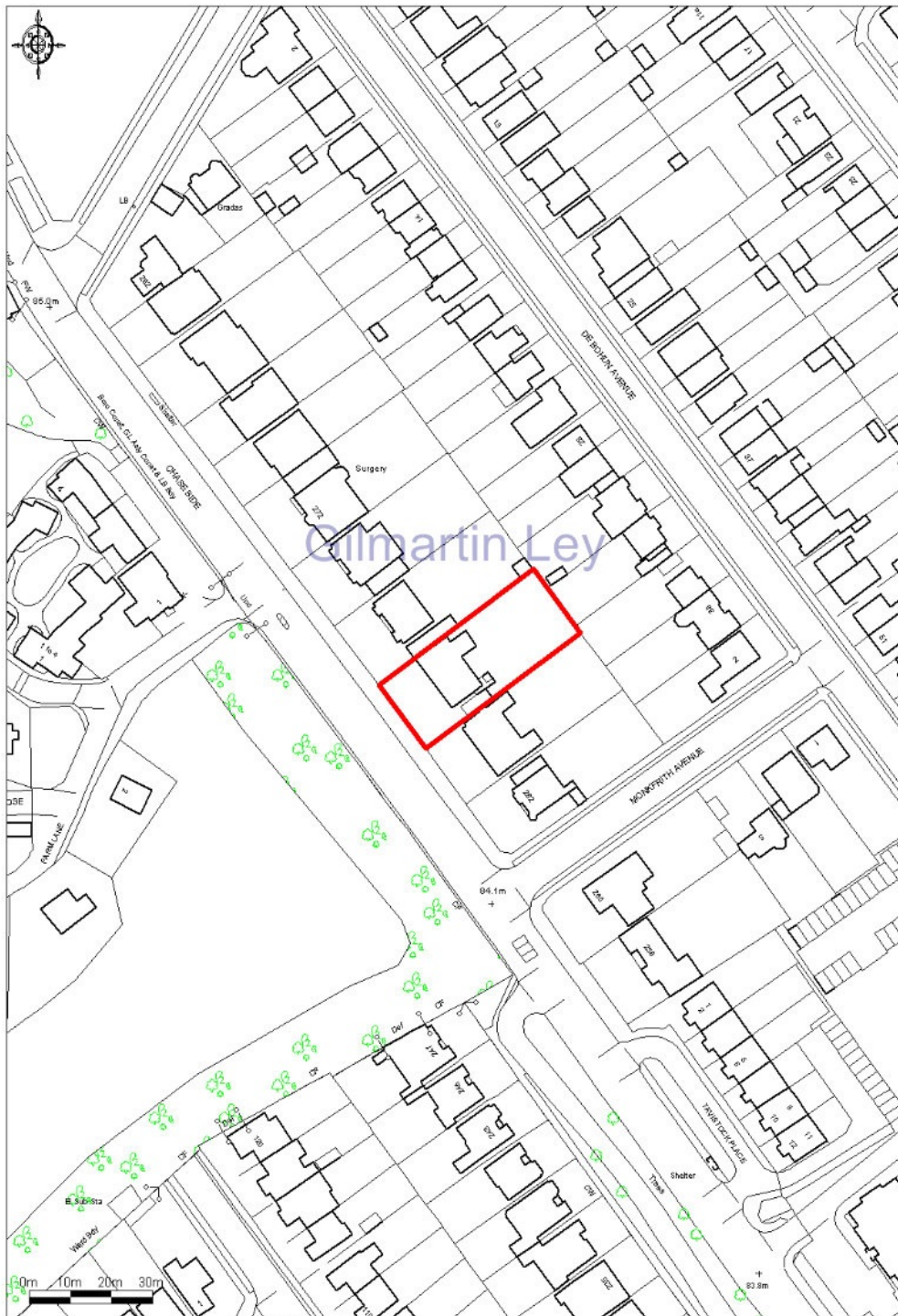


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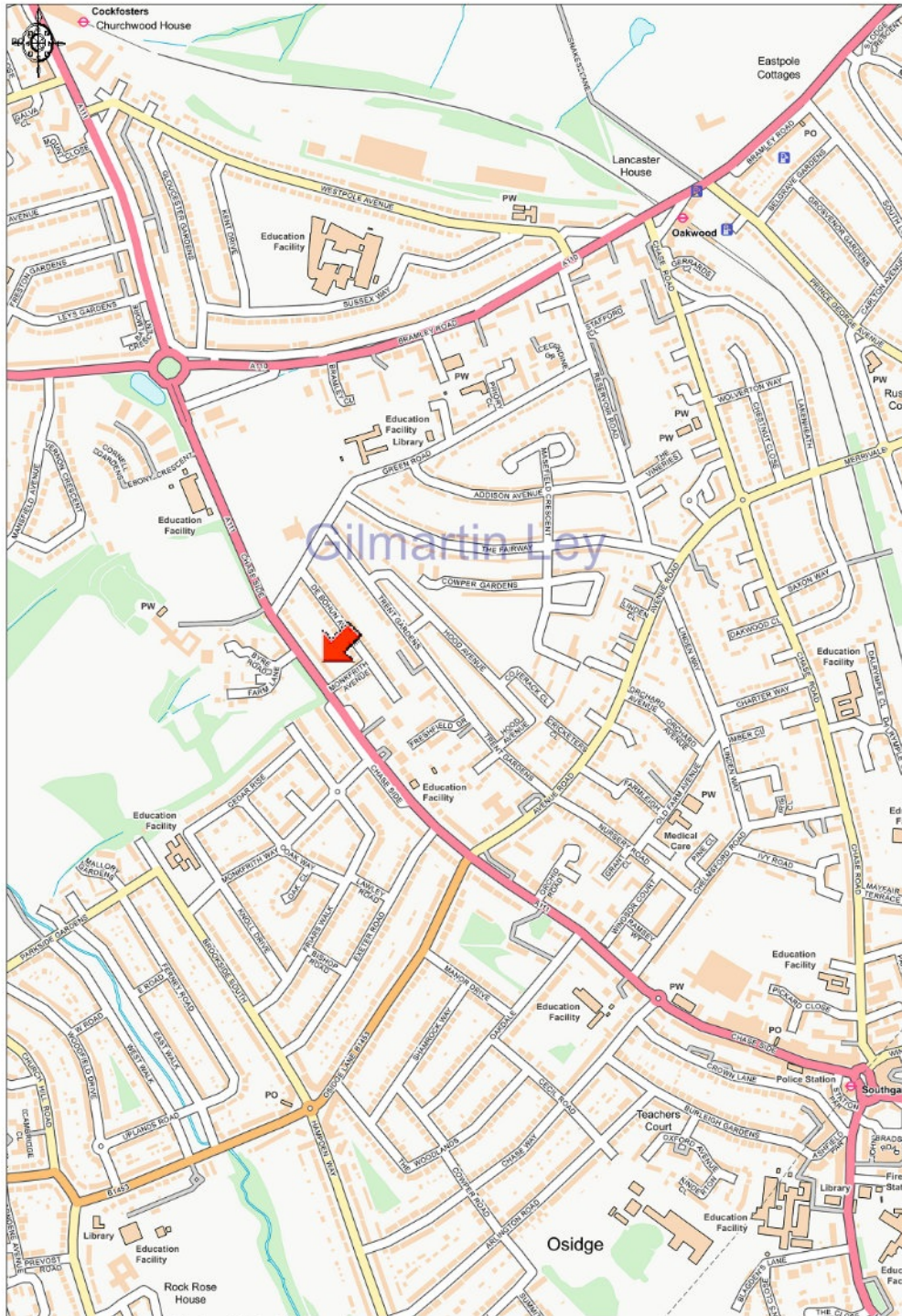


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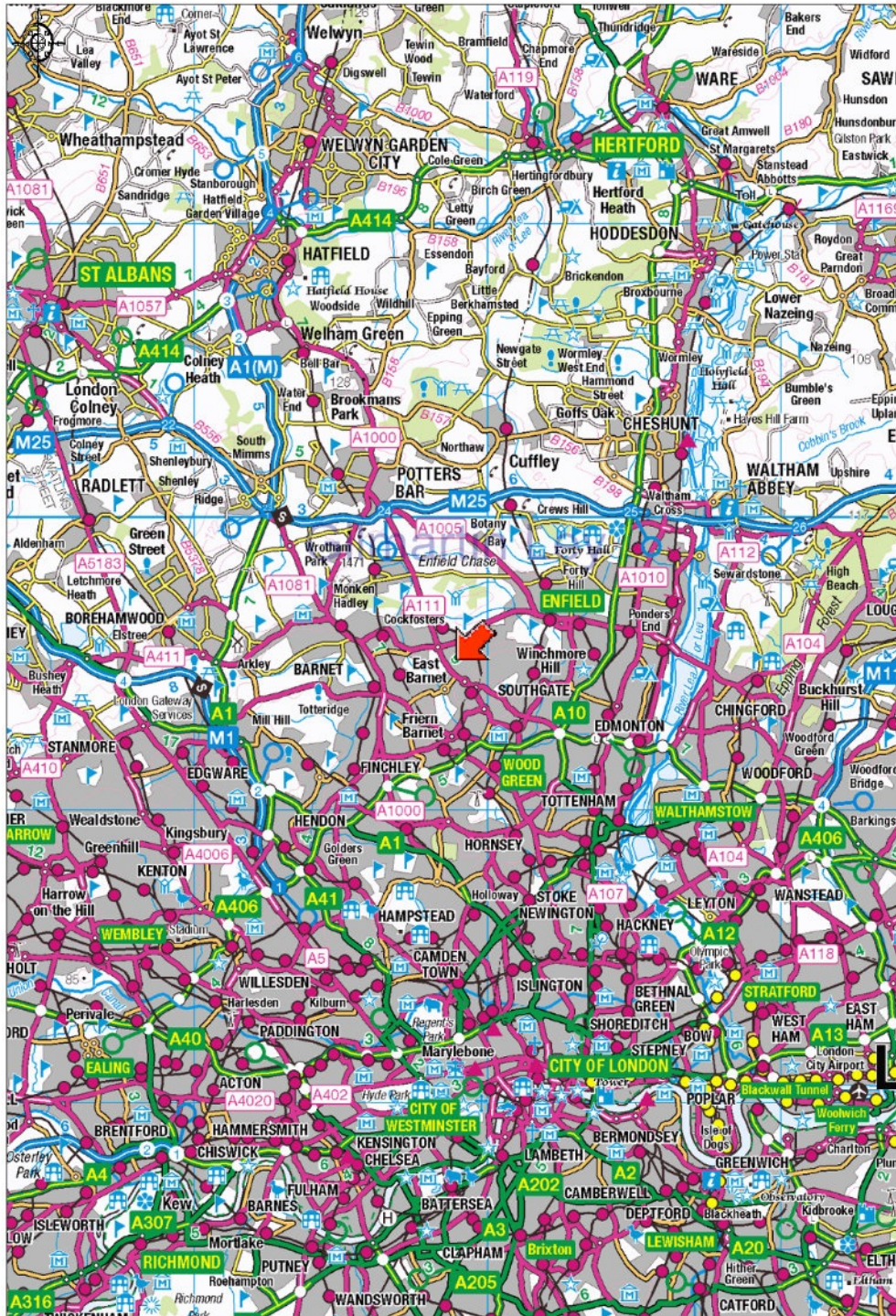


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