



GILMARTIN LEY

# Freehold Pub with Consent for Residential Development – Cheshunt EN8

Planning permission granted for 2 houses, 2 flats and a retail unit

**99 Turners Hill  
Old Pond,  
Cheshunt,  
HERTFORDSHIRE, EN8 9BD**



## Price

Guide Price £750,000 subject to contract



## Property Description

The property comprises a semi-detached former public house and self contained two bedroom flat. The building is arranged over basement, ground and first floor levels and occupies a site of 543 sq.m, with the external space being made up of a timber decked terrace, generous car park and yard.

Outline planning permission (Reference No: 07/22/0438/O) was granted on 1st September 2022 for the change of use from Sui Generis to a mix of Class E retail and Class C3 residential. Details of the proposed scheme are included within the accommodation table herein. Copies of the planning decision notice and associated plans are available to download from our website.

The property may also be suitable for a variety of alternative uses subject to obtaining the necessary consents. The property is locally listed but is not in a Conservation Area.

## Key considerations:

- > Freehold to be sold with vacant possession
- > Outline planning permission granted 01.09.22 for a mixed use scheme comprising 2 houses, 2 flats and a retail unit
- > Existing gross internal area: 315 sq.m (3,391 sq.ft)
- > Proposed gross internal area: 459 sq.m (4,941 sq.ft)
- > Suitable for a variety of alternate uses (STPP)
- > Excellent communications via road and rail
- > 750m to Cheshunt Railway Station (London Overground / Greater Anglia)
- > 600m to Cheshunt Lakeside Development
- > 575m to A10 Great Cambridge Road

<https://www.gilmartinley.co.uk/properties/for-sale/development/cheshunt/hertfordshire/en8/26698>

*Our ref: 26698*

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

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## Accommodation

Site Area: 543 sq.m. (5,844 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
EXISTING First Floor	82	882	Self contained flat comprising two bedrooms, lounge, kitchen, bathroom and toilet
EXISTING Ground Floor	182	1,959	Front bar and servery, commercial kitchen, rear lounge area and WCs.
EXISTING Basement	49	527	Cellar / Keg room extending under the rear bar lounge. Floor to ceiling height 1.89m.
EXISTING - Rear Terrace, Yard & Car park	227	2,443	Rear yard / car park which is approximately 11.75m x 19.3m (from end wall of the single storey rear addition) and incorporates a timber decked terrace of c.6m x 4m.
PROPOSED - Ground Floor Retail Unit	73	785	Proposed retail unit (Class E) comprising self contained shop (54sq.m), rear store room (19sq.m) and one car parking space.
PROPOSED - Flat 1 (Ground and LG Floors)	119	1,280	Duplex garden flat comprising a large open plan lounge, kitchen & dining area and bathroom on ground floor (72.3 sq.m) and two bedrooms at lower ground floor (46.7sq.m).
PROPOSED - Flat 2 (First Floor)	83	893	Flat comprising two bedrooms (one of which has ensuite bathroom), a large open plan lounge, kitchen & dining area, bathroom and roof terrace.
PROPOSED - House 1	92	990	Three bedroom semi-detached house comprising open plan lounge, kitchen & dining area at ground floor (35sq.m), two bedrooms and a bathroom at first floor (35sq.m) and a bedroom and ensuite bathroom at second floor (22sq.m). Externally there are front and rear gardens.
PROPOSED - House 2	92	990	Three bedroom semi-detached house identical to House 1.

## Property Location

The property is located in the centre of Cheshunt, a popular commuter town, circa 24 kilometres (15 miles) north of Central London. The property is situated on the west side of Turners Hill, approximately 100m north of The Old Pond and the junction with College Road, in the heart of the main retailing area.

The Great Cambridge Road (A10) is less than 0.6 kilometres (0.37 miles) to the west of the property, which in turn links to the M25 (Junction 25) approximately 1.6 kilometres (1.0 miles) to the south.

Cheshunt Railway Station (London Overground and Greater Anglia) is within 0.8 kilometres (0.5 miles) of the property and provides a direct route to London Liverpool Street Station (travel time from only 20 minutes) and Stansted Airport (travel time from circa 30 minutes). Cheshunt connects to the London Underground at Tottenham Hale (Victoria Line) in as little as 8 minutes.

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Occupiers in the immediate vicinity include; Tesco Metro, JD Wetherspoon, The Laura Trott Leisure Centre, Post Office, Boots, Greggs, Pizza Hut, Nationwide and Papa Johns, in addition to a wide variety of local retailers, restaurants and businesses.

Brookfield Farm Shopping Centre is approximately 1.6 kilometres (1.0 mile) to the north, which is home to a large Marks & Spence and Tesco Extra, with a number of brand name clothing stores including Holland and Barrett, Starbucks and Giraffe.

The property is situated only 600m from the Cheshunt Lakeside development, a master-planned mixed-use scheme including 1,765 new homes, 19,000sqm of commercial space and two new schools.

<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>	Borough of Broxbourne Council
<b>Viewings:</b>	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
<b>Further information at:</b>	<a href="https://www.gilmartinley.co.uk/properties/26698">https://www.gilmartinley.co.uk/properties/26698</a> Offer Requirements Energy Performance Certificate Proposed Plans and Drawings Existing Plans and Drawings Planning Decision Notice
<b>Last Updated:</b>	06 Oct 2023

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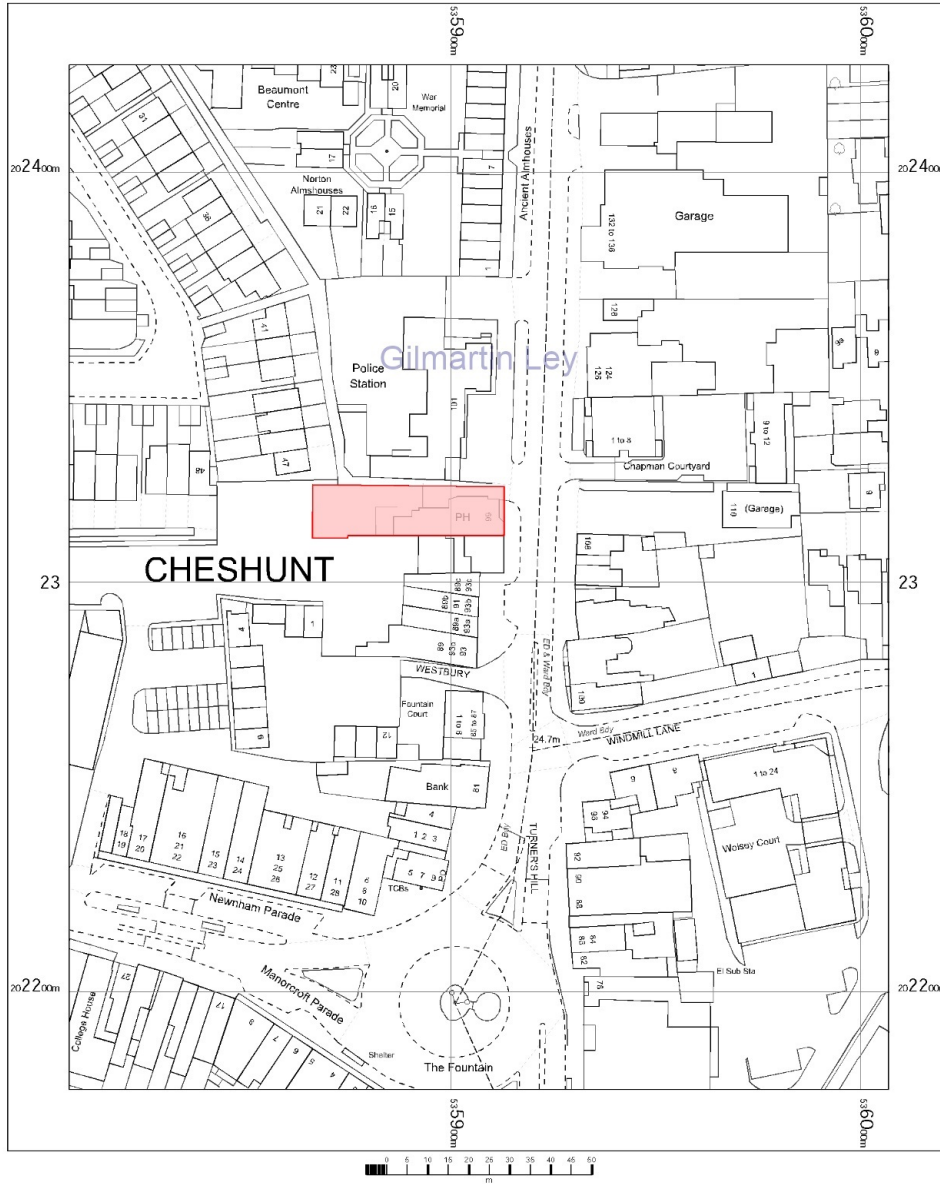


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OS MasterMap 1250/2500/10000 scale  
Wednesday, March 8, 2023, ID: CM-01091212  
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1:1250 scale print at A4, Centre: 535907 E, 202301 N

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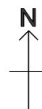
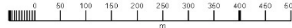
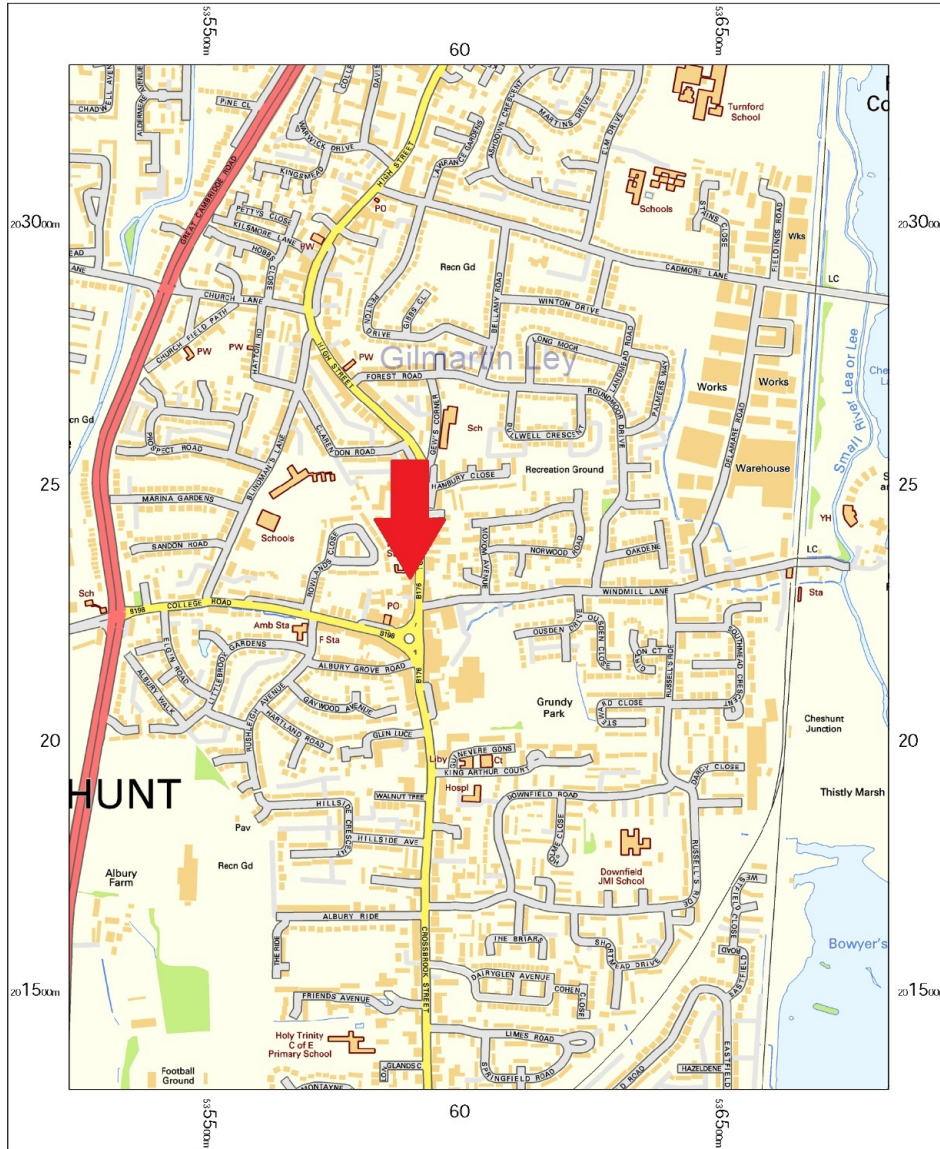


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OS Streetview  
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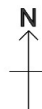
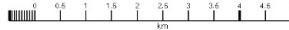
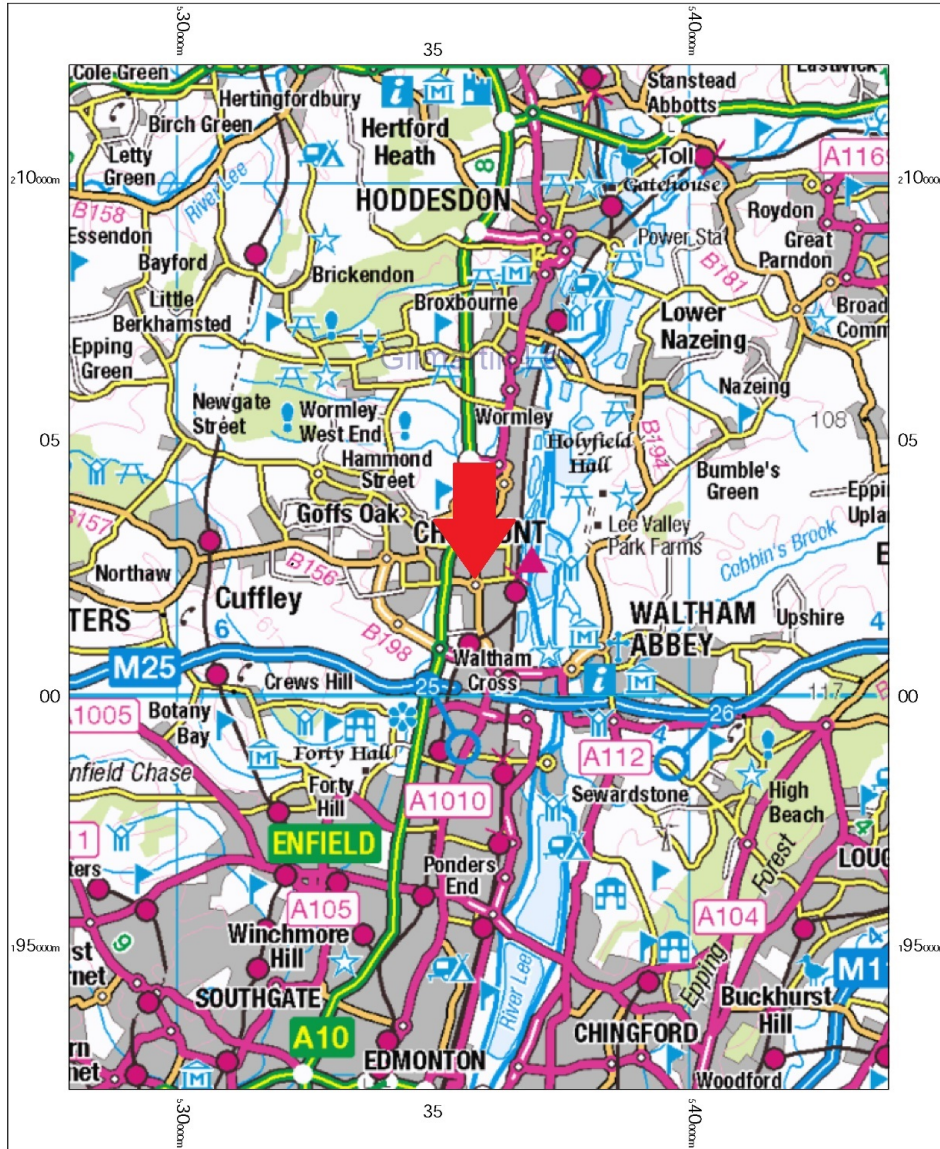


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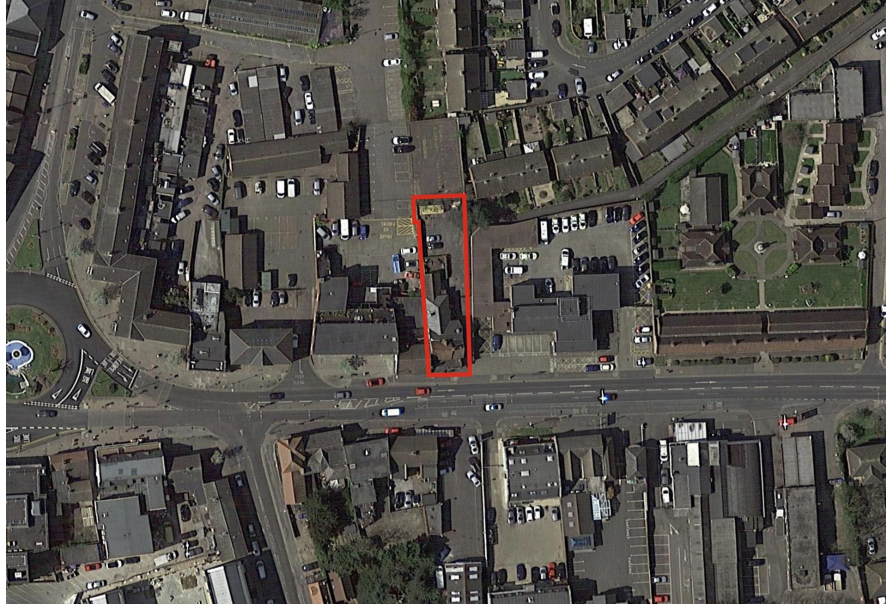




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