



GILMARTIN LEY

# Freehold Development Site For Sale - Cheshunt EN8

**Planning consent granted for additional house**

**16 Stains Close,  
Cheshunt,  
HERTFORDSHIRE, EN8 9JL**



## Price

Guide price £585,000 subject to contract



## Property Description

On a site of approximately 0.12 acres, the property comprises an end-of-terrace 3 bedroom family home, in need of modernisation, and detached garage with planning permission to replace the garage with a new additional dwelling.

Planning permission (reference no. 07/24/0562/F) granted on 19th January 2024, enables the development of a new end-of-terrace 3 bedroom house (plus study room) with a gross internal area of 114 sq.m (1,227 sq.ft) whilst retaining the existing property as a mid-terrace 3 bedroom house with a gross internal area of 106 sq.m (1,173 sq.ft).

Further details, including planning permission documentation, are available to download from our website.

## Key considerations:

- > Site Area: 0.12 acres
- > Freehold house with planning permission granted for an additional house
- > Existing 3 bedroom house and garage: 1,528 sq.ft GIA
- > Proposed mid terrace 3 bedroom house: 1,173 sq.ft GIA
- > Proposed end of terrace 3 bedroom house: 1,227 sq.ft GIA
- > Popular residential location with major regeneration and redevelopment close by
- > 125m to Cheshunt Lakeside Development
- > Excellent communications via road and rail
- > 670m to Cheshunt Station (Greater Anglia / Stansted Express / London Overground Weaver Line)
- > 1.0km to A10 Great Cambridge Road



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## Area

Site Area: 486 sq.m. (5,226 sq.ft.)

Existing and Proposed Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Existing end of terrace house	142	1,528	End of terrace house with 3 bedrooms, large family bathroom with bath and shower, two reception rooms, kitchen, downstairs WC and garage.
Proposed mid terrace house	109	1,173	Mid-terrace house with 3 bedrooms, large reception room / dining room, family bathroom, kitchen and downstairs WC
Proposed end of terrace house	114	1,227	End of terrace house with 3 bedrooms, reception room / downstairs bedroom, utility room, downstairs shower room and WC, upstairs family bathroom large open plan kitchen / living room and study.

## Property Location

The property is located in Cheshunt, a popular commuter town, circa 24 kilometres (15 miles) north of Central London. The property is situated on the east side of Cheshunt in Stains Close, a quiet residential cul-de-sac off Cadmore Lane. The main High Street is located approximately 0.67 km (0.42 miles) away at the western end of Cadmore Road, providing a wide variety of shops and leisure facilities. Occupiers include Tesco Metro, JD Wetherspoon, The Laura Trott Leisure Centre, The Post Office, Boots, Greggs, Pizza Hut, Nationwide and Papa Johns, in addition to a wide variety of local retailers, restaurants and businesses.

Brookfield Shopping Centre and Retail Park is approximately 1.0 km (0.62 miles) to the north, which is home to large Marks & Spencer and Tesco Extra stores, as well as Holland & Barrett, Next and Sports Direct.

The Great Cambridge Road (A10) is 1.0 km (0.62 miles) to the west of the property, which in turn links to the M25 (Junction 25) approximately 1.6 km (1.0 miles) to the south.

Cheshunt Railway Station (Greater Anglia / Stansted Express / London Overground Weaver Line) is within 0.67 km (0.42 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.

The property is situated only 125m from the Cheshunt Lakeside development, a master-planned mixed-use scheme including 1,765 new homes, 19,000 sq.m of commercial space and two new schools.

## Terms

Freehold for sale with vacant possession

## Legal Fees:

Each party is to bear its own legal fees

## Local Authority:

Borough of Broxbourne Council

## Viewings:

By prior appointment with Gilmartin Ley, telephone 020 8882 0111

<https://www.gilmartinley.co.uk/properties/for-sale/development/cheshunt/hertfordshire/en8/32356>

Our ref: 32356

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

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**Further information at:**

<https://www.gilmartinley.co.uk/properties/32356>  
Planning decision notice dated 05.11.2024  
Site plan  
Planning decision notice dated 29.02.2024  
Energy Performance Certificate  
Offer Requirements Document  
Proposed floorplans and elevations  
Existing floorplans

**Last Updated:**

30 Jun 2025

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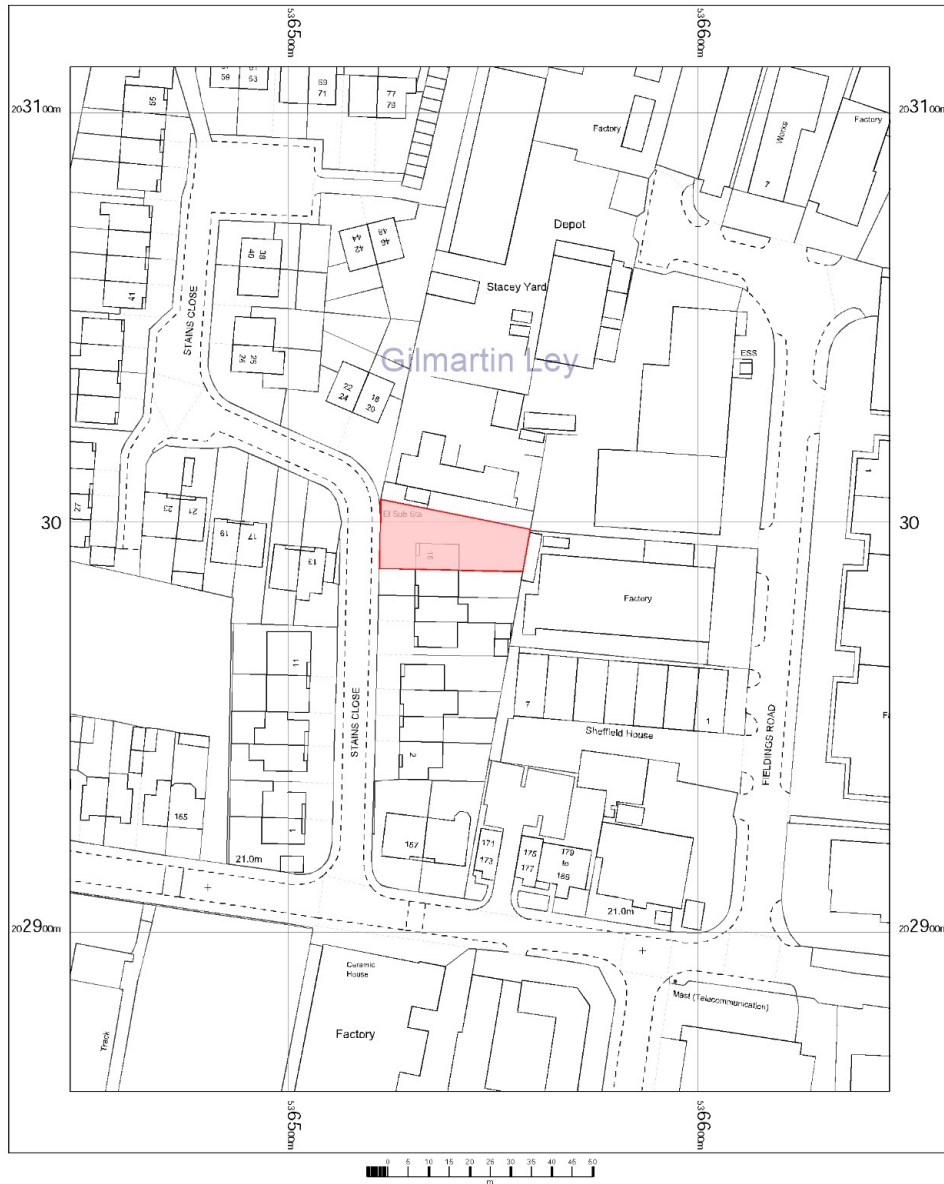


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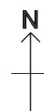
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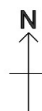
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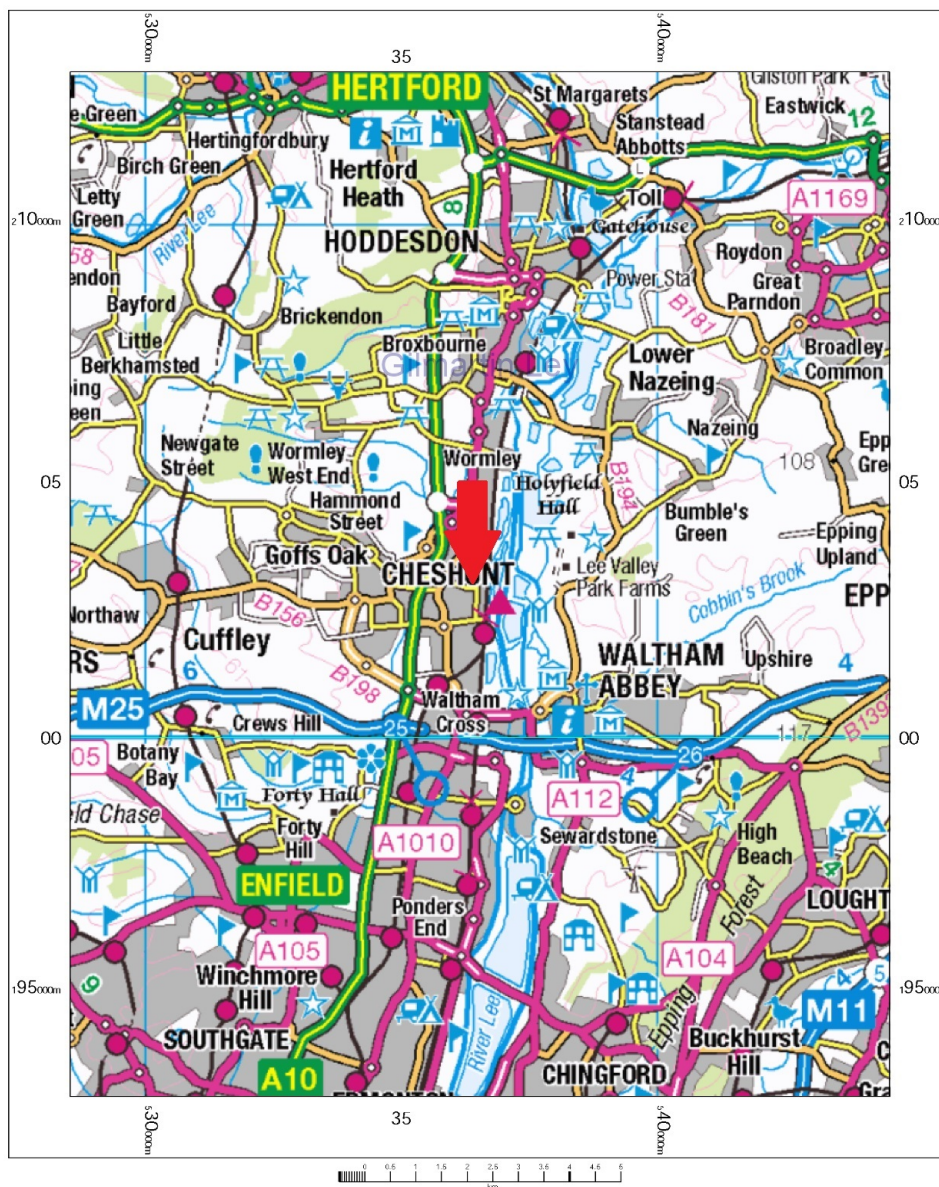
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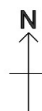
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