



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



Freehold Development Site For Sale - Cheshunt EN8

Planning consent granted for additional house

GILMARTIN LEY

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



GILMARTIN LEY

Freehold Development Site For Sale - Cheshunt EN8

Planning consent granted for additional house

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: 01 Aug 2025

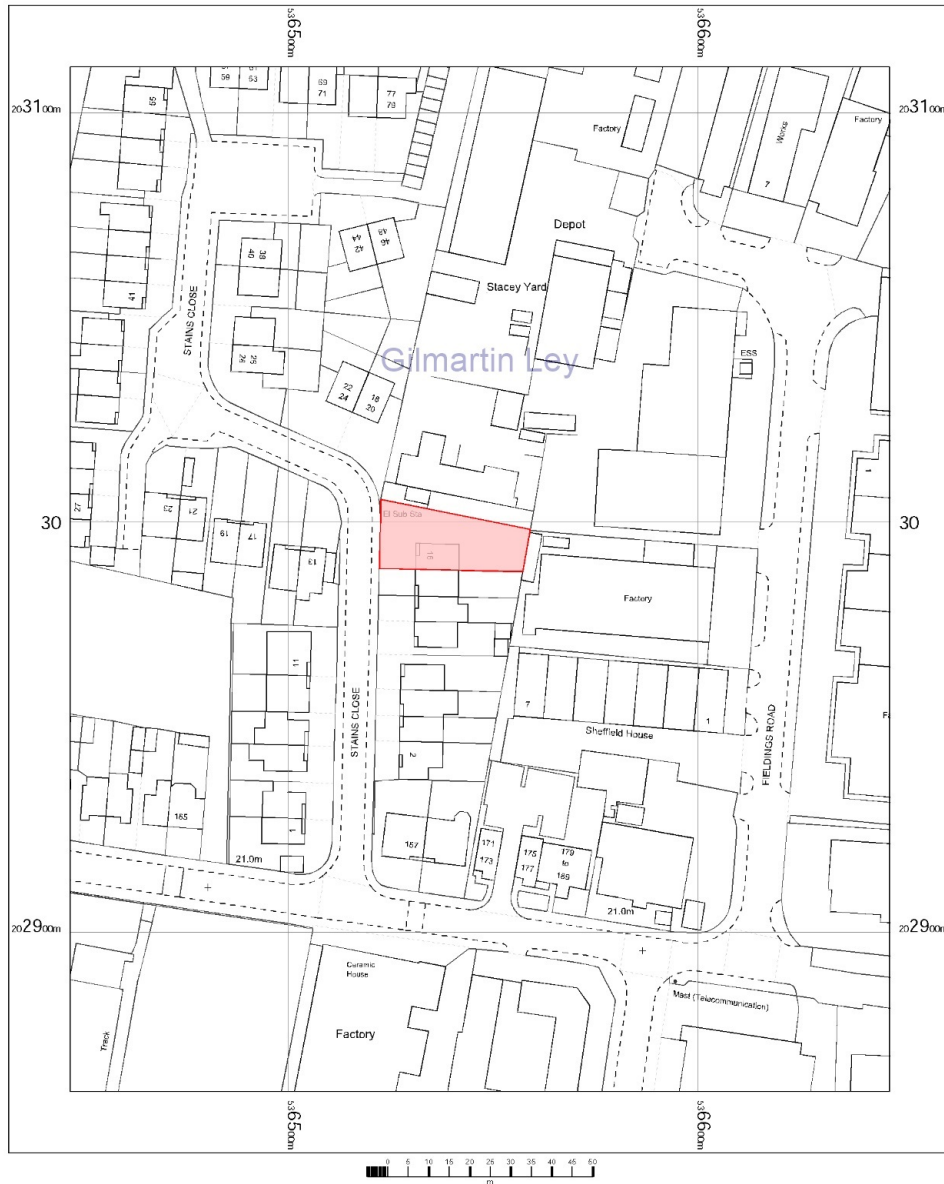
Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.

Freehold Development Site For Sale - Cheshunt EN8

Planning consent granted for additional house

16 Stains Close, EN8 9JL



OS MasterMap 1250/2500/10000 scale
Wednesday, February 19, 2025, ID: CM-01208165
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 536547 E, 202986 N

©Crown Copyright Ordnance Survey. Licence no.
AC0000849896



Map supplied by
Centremaps Live



Freehold Development Site For Sale - Cheshunt EN8

Planning consent granted for additional house

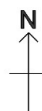
16 Stains Close, EN8 9JL



OS Streetview
Wednesday, February 19, 2025, ID: CM-01208190
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 536412 E, 202820 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live



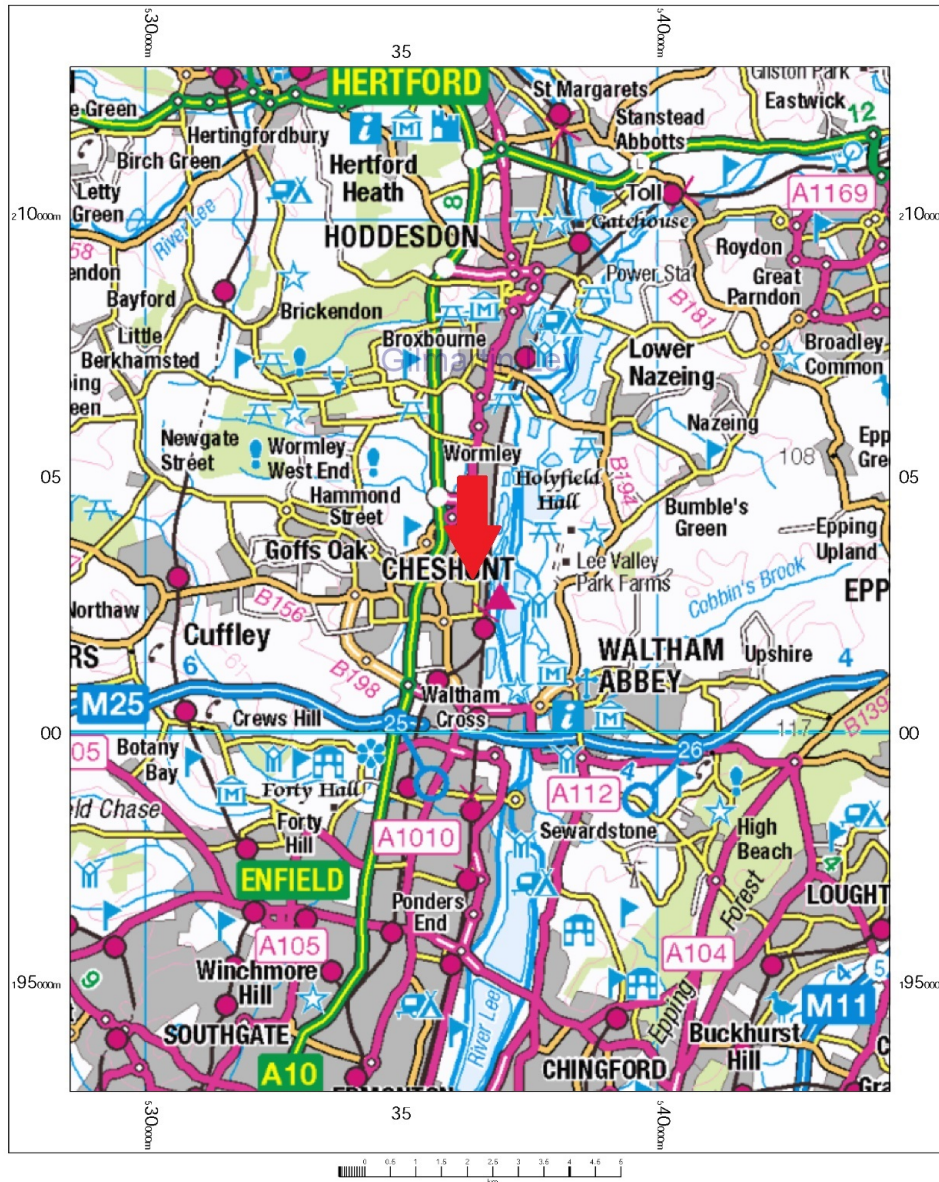


GILMARTIN LEY

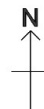
Freehold Development Site For Sale - Cheshunt EN8

Planning consent granted for additional house

16 Stains Close, EN8 9JL



OS 250k scale raster
Wednesday, February 19, 2025, ID: CM-01208198
www.centremapslive.co.uk
1:100000 scale print at A4, Centre: 536539 E, 202990 N
Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live



<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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Freehold Development Site For Sale - Cheshunt EN8

Planning consent granted for additional house



Freehold Development Site For Sale - Cheshunt EN8

Planning consent granted for additional house





GILMARTIN LEY

Freehold Development Site For Sale - Cheshunt EN8

Planning consent granted for additional house





GILMARTIN LEY

Freehold Development Site For Sale - Cheshunt EN8

Planning consent granted for additional house



Freehold Development Site For Sale - Cheshunt EN8

Planning consent granted for additional house

