



GILMARTIN LEY

Freehold Development Site For Sale - Enfield EN1

Cleared 0.3 acre site with implemented planning consent

**154 Park Avenue,
ENFIELD, EN1 2BG**



Price

Guide Price £1,250,000 subject to contract



Property Description

The property comprises a 0.3 acre rectangular site with planning permission (ref. 22/00547/FUL) for the erection of a 2-storey single family dwelling house with rooms in roof space and creation of basement level incorporating swimming pool was granted on 10th May 2022 and provides for a proposed new house with a gross internal area of 491.7 sq.m (5,293 sq.ft). We understand that this consent has been implemented by way of demolition of the previously existing dwelling, which had a gross internal area of 264 sq.m (2,842 sq.ft).

There has also been a positive pre-app response in respect of the redevelopment of the site to provide two x 4 bedroom three storey semi-detached dwellings and one x 6 bedroom three storey detached dwelling.

Aside from the residential development potential, the site may also be suitable for a care home, nursing home or retirement living STPP.

Key considerations:

- > Prestigious North London location
- > Rarely available 0.3 acre freehold site with development potential
- > Implemented planning permission for a 5,293 sq.ft six bedroom detached house (Planning Ref: 22/00547/FUL)
- > Positive planning pre-app for 2 x four bedroom semi-detached houses and 1 six bedroom detached house
- > Potential for alternative residential schemes or uses eg, care home or retirement living STPP
- > Bush Hill Park Golf Club and Enfield Chase Tennis Club are both within 350m
- > Enfield Town only 700m
- > Excellent public transport links
- > 850m to Enfield Town Station and 900m to Bush Hill Park Station
- > 1.15km to Enfield Chase and Grange Park Stations



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Accommodation

Site Area: 1,226 sq.m. (13,196 sq.ft.)

Existing and Proposed Potential Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Existing Site	1,226	13,196	Rectangular predominantly cleared site of former single, detached residential dwelling, with driveway and garden.
Proposed - Implemented Planning Consent	491.70	5,292	Planning granted and implemented for erection of a 2-storey single family dwelling house with rooms in roof space and creation of basement level incorporating swimming pool.
Proposed - Alternative Pre-App Scheme	502	5,403	Positive pre-app response in respect of the redevelopment of the site to provide two x 4 bedrooms three storey semi-detached dwellings of 124 sq.m. each and one x 6 bedrooms three storey detached dwelling of 254 sq.m..

Property Location

The property is located on the south-west side of Park Avenue, a wide tree-lined residential road linking Bush Hill Park, Winchmore Hill and Enfield Town. The property is situated in the most prestigious part of Park Avenue, 80m to the south of the junction with Bush Hill.

The end of Brooklands Court a private residential cul-de-sac, off Bush Hill, abuts the western boundary of the subject property.

This part of Enfield is a highly desirable commuter location, popular with families and young professionals alike. There is an abundance of retail and leisure facilities within walking distance of the subject property. Enfield Town is only 700m to the north of the property. Enfield boasts a plentiful selection of supermarkets, retailers, eateries and entertainment provision.

The property has exceptional access to green open spaces and sporting facilities: Riverside Park is less than 100m to the north-east, Enfield Town Park is 425m to the north of the property. Enfield Chase Tennis Club and Bush Hill Park Golf Club are both within 350m distance.

The location has excellent transport links, with Enfield Town and Bush Hill Park Stations (London Overground / Weaver Line) less than 900m from the property, providing connections to Seven Sisters in under 20 minutes (Victoria Line) and London Liverpool Street under 40 minutes. Enfield Chase and Grange Park Stations are equidistant (1.15km north and west respectively), providing connections to Finsbury Park in under 25 minutes (Victoria and Piccadilly Lines) and Moorgate in under 35 minutes.

Terms

Freehold for sale

Legal Fees:

Each party is to bear its own legal fees

Local Authority:

London Borough of Enfield

Viewings:

By prior appointment with Gilmartin Ley, telephone 020 8882 0111



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Further information at:

<https://www.gilmartinley.co.uk/properties/33505>
Pre-App Proposed Site Plan
Pre-App Proposed Four Bedroom Houses Plans
Pre-App Proposed Six Bedroom House Plans
Proposed Drawings and Plans Implemented Scheme Planning Ref. 28/00547
Decision Notices Planning Ref. 28/00547 May 22 and Planning Ref. 20/02978 October 2020
Offer Requirements

Last Updated:

04 Sep 2026

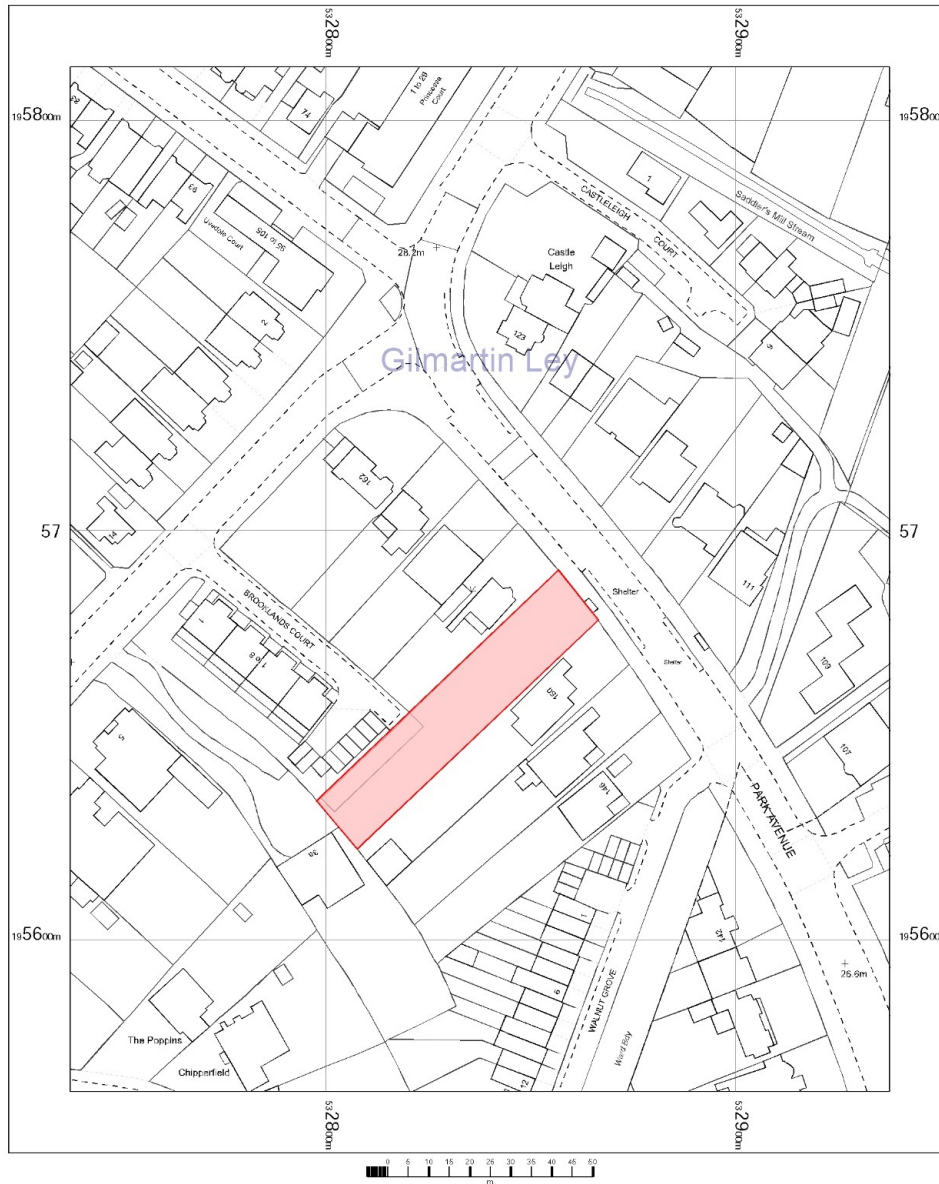
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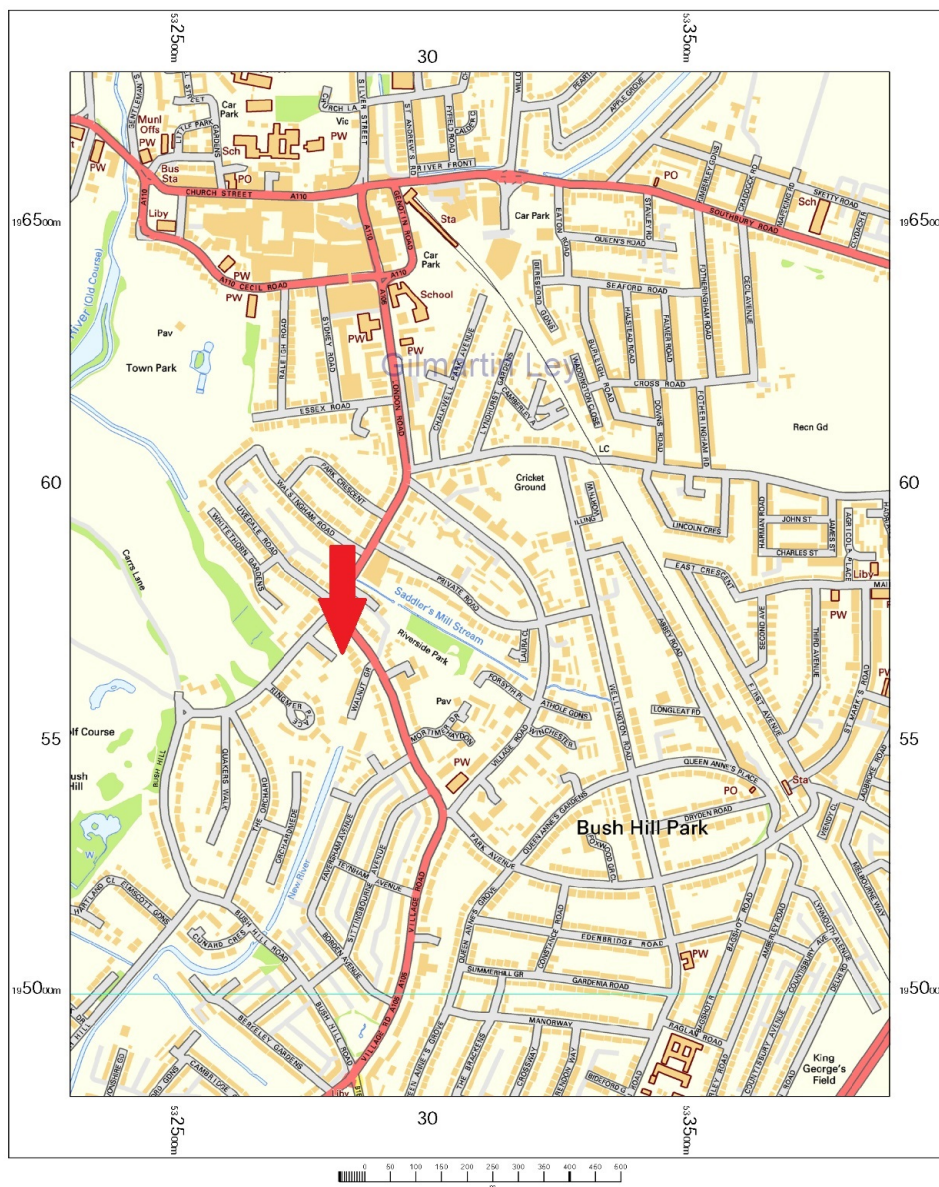
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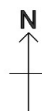
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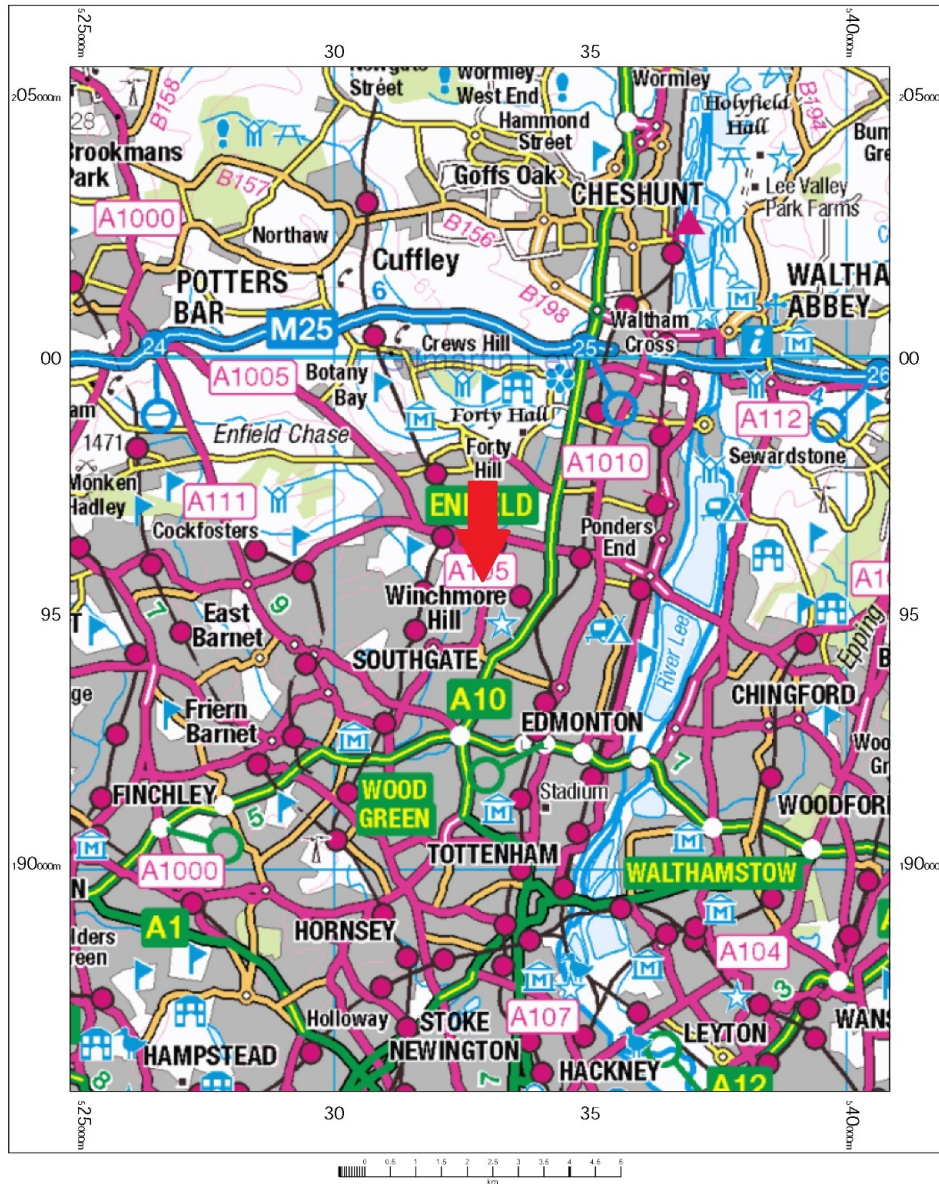
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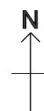
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OS 250k scale raster
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