

# FREEHOLD FOR SALE

0.14 ACRES (0.06 HA)

UNCONDITIONAL OFFERS INVITED

- Excellent residential location in Enfield, London
- Full planning permission for 3 mews style dwellings
- Cleared brownfield site
- Current use – Open Storage Yard
- A10 (1.5 miles); M25 J25 (5 miles); M11 (5.7 miles)
- Enfield Town Centre (2 miles); Central London (13.6 miles); London Stansted (28 miles); London Heathrow (43.4 miles)



**FULL PLANNING PERMISSION FOR 3 DWELLINGS**  
Land north of Westbourne Place, Edmonton, N9 ORU

**Contact:** Alex Jenden or Nathan Andrews  
Tel: 020 8367 5511  
eddisons.com



## Location

The site is located off Westbourne Place in Edmonton, within the London Borough of Enfield. Located in the ward of Lower Edmonton, the site is in a vibrant location with excellent local amenities and well-regarded Edmonton Green Shopping Centre (0.3 miles).

Enfield is well connected to transport infrastructure, making the area highly desirable in the northeast of London. Connections include:

- A10 – 1.5 miles
- M25 J25 – 5 miles
- M11 – 5.7 miles

The nearest stations are Edmonton Green (Overground), 0.6 miles from the site which runs to London Liverpool Street in 30 minutes, providing an easy commute for residents. Liverpool Street provides access to the Elizabeth Line, Weaver Line, Greater Anglia and Stansted Express.

The site is also within a short walk of Edmonton Green Shopping Centre, approximately 0.5 miles to the west.

The site has good connectivity to London Stansted (38 mins) and London Heathrow (1 hour 10 mins).

## The Site

The site is a hard surfaced and rectangular shaped parcel of land measuring 0.14 acres, most recently used for open storage. The site is in a predominantly residential location and within walking distance of Montagu Recreation Ground and Edmonton Green Station (15 min walk).

Enfield is regarded as one of London's greenest boroughs with over 900 hectares of green space, with nearby Lee Valley Regional Park Authority and Epping Forest, within a short driving distance.

The site is well located to nearby primary and secondary schools and within close proximity to open space and leisure facilities including Lee Valley Leisure Complex (1.3 miles), Pymmes Park (1.3 miles) and Firs Farm Wetlands Park & Playing Fields (2 miles).

## Development Opportunity

The site benefits from full planning permission for three 3 bedroom mews houses, each with a private garden, second floor terrace area and allocated parking space.

Planning was granted on 25 March 2024, with development to commence no later than 3 years from the date of the decision notice. The application can be found under the planning reference 20/02866/FUL.

The scheme provides the opportunity to deliver an exclusive well designed development of family homes.

The site will attract Enfield CIL charges and Mayoral CIL charges, which we estimate will total between £150 and £160 per sqm.



## Schedule of Accommodation

The site provides three 3 bedroom mews style dwellings, in the below schedule:

Type	Number of Units	Sq ft (per unit)
3 bed – 2 bathroom	3	1,185
<b>Total</b>	<b>3</b>	<b>3,555</b>

\*Please note all house types provide a downstairs w/c.

### Access

The site is accessed off Westbourne Place which forms part of the adopted highway.

### Services

Services are assumed to be available in the adjacent highway.

### VAT

The property is not subject to VAT and will not be chargeable on the purchase price.

### Viewing

The site can be viewed from Westbourne Place with the agents.

### Marketing and Offers:

The site is to be sold by informal tender. Unconditional offers are invited and are to be submitted by the advertised bid deadline. The vendor maintains the right to not accept the highest or any offer received.

### Information Pack:

Please contact the agents for the information pack.

### Questions and offers should be sent to:

**ALEX JENDEN**

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**NATHAN ANDREWS**

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