



# Whitewebbs Farm Whitewebbs Road Enfield EN2 9HS



## Freehold Development Opportunity

- Site with planning consent for the creation of 4 single dwellings (1 x 3-bed, 2 x 4-bed and 1 x 5-bed), involving the restoration and conversion of Grade II listed barn, demolition of the pond and the erection of 2 outbuildings with internal garage and office space.
- Site measuring approximately 45,606ft<sup>2</sup>
- Parking
- Conversion of Grade II Listed barn
- 5-minute drive to local shops
- 5-minute drive to Crews Hill Station
- Freehold
- Offers in excess of £1,750,000

### Description

The site itself sits in the Northern Greenbelt in Enfield, Greater London. The 1-acre site is the last piece of brownfield land on the farm which has yet to be restored. There are currently 4 dwellings on the farm, a large Grade II listed farm house, an Oast barn conversion and a pair of large cottages. Electric gates at the farm entrance lead directly down a 200-metre gravel driveway, which then brings you directly to the site. Currently existing on the site is a very large Grade II Listed barn dating back to 1566 which now has planning permission to be converted into 2 luxury dwellings, along with this, planning has also been granted for the erection of 2 large, detached, barn style, oak frame dwellings. A huge amount of preparation work has been undertaken by the current seller in order to make the buyers next steps as straightforward as possible, as such please [click here](#) for all the relevant information.

# Whitewebbs Farm Whitewebbs Road Enfield EN2 9HS

Approved scheme looking North West



Approved scheme looking North East



Approved scheme looking South West





# Whitewebbs Farm

## Whitewebbs Road

### Enfield EN2 9HS

Approved scheme looking South East



#### Schedule

##### Plot 1

A 1,800sq ft (GIA excluding voids), 3-bedroom semi-detached barn conversion with double car port, sitting in an estimated 0.18-acre plot. Recreated oak frame, left exposed, blending with the heritage oak and double height space incorporated into the design.

##### Plot 2

A 3,100sq ft (GIA excluding voids), 4-bedroom semi-detached barn conversion with double car port, sitting in an estimated 0.3-acre plot. Restored heritage oak being exposed internally and steeped in history with double height space incorporated into the design.

##### Plot 3

A 4 bedroom detached new build of 2,621sqft with an outbuilding providing 503sq ft of useable internal space (GIA excludes restricted head space and voids) plus additional double garage space.

##### Plot 4

A 5 bedroom detached new build of 2,700sq ft with an outbuilding providing 503sq ft of useable internal space (GIA excludes restricted head space and voids) plus additional double garage space.

Unit	Type	Beds	GIA (sq m)	GIA (sq ft)
1	House – Conversion	3	167	1,798
2	House – Conversion	4	288	3,100
3	House – New	4	243	2,621
4	House – New	5	251	2,700
Total GIA			949	10,219

#### Site plan



#### Location

Crews Hill is an elevated and green buffered former hamlet of Enfield which has grown into a small village sized community in the north outskirts of London centred 12.3 miles north of Charing Cross. It forms part of the London Borough of Enfield and economically has many garden centres and plant nurseries.

#### Transport

Crews Hill has one bus service (route W10). Crews Hill is served by Crews Hill railway station with trains to Hertford North, Stevenage, Hitchin and Letchworth, in the north, and Moorgate, or Kings Cross to the south.

# Whitewebbs Farm

## Whitewebbs Road

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Existing site



Current oak frame



#### Available information

##### Surveys

- Ground radar survey
- Raw data from point cloud of the listed barn and topographical surface
- Dendrology draft report (Tree ring dating)
- Previous archaeological report and quotes for both the condition discharge and the watching brief
- Bat survey (No issues raised)
- Ecology report (No issues raised)
- Great crested newt DNA analysis of the pond (negative)
- Asbestos laboratory identification (lowest grade, concrete crysatile mix)

##### Drawings

- Architectural model created from point cloud data
- Full approved planning drawings

#### Planning permission

The planning permission references are [19/01657/LBC](#) and [19/01655/FUL](#)

#### Title

Title number AGL369146 is registered at HM Land Registry with title absolute. All rights of way have been checked and this land benefits from access by foot and vehicles in perpetuity. There are no onerous covenants or restrictions. There are no public rights of way that cross the land. Chancel search is fully indemnified against.



# Whitewebbs Farm

## Whitewebbs Road

### Enfield EN2 9HS

#### Services

Since purchase the current owners have negotiated fresh, simplified easements. All new services can now be run in a straight line on the right-hand side of the main driveway. This is the opposite side to the existing services, which will serve for a simpler build with less disruption and easier access. There are 3 documents available:

- A signed and enacted easement for temporary services. The £1,000 fee to enact it has been paid, so temporary services can be run immediately.
- A guarantee to grant permanent easement is signed and fully paid for.
- A complete permanent easement for all services is ready to enact (All legal fees are paid) with a price tag of £5000 to serve this notice before works can start. Ready to serve notice immediately.

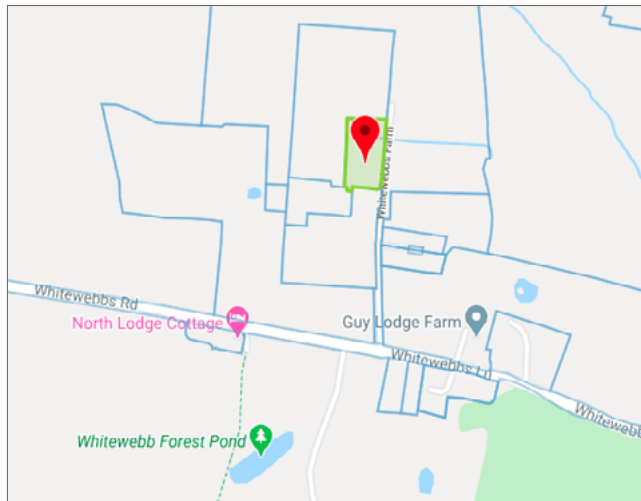
#### Electricity supply

The electricity supply to the Farm was upgraded about 15 years ago when the Oast Barn was converted. A services cabinet is in place and there is 60KV of 3 phase supply 'spare'. If this is insufficient, the mains substation is situated at the main Farm Gates so upgrade would be simple, but unlikely be needed.

#### Sewage

There is no mains drainage for any properties on Whitewebbs Road. There are legal access rights to drain into the Whitewebbs Farm septic tank (in the garden of one of the cottages).

#### Site location



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#### Water supply

The development plot does have the legal right to tap into the water supply already on the farm. The connection point tee is in a mains junction manhole near the gates to the farmhouse.

#### Gas

There is no mains gas supply for any properties on Whitewebbs Road. In the Whitewebbs Farm courtyard to the south of this plot and just in front of the Oast Barn, there are 2 LPG tanks already buried and in use by the existing properties. There is an approved planning application for a 3rd LPG tank in this courtyard and the new buyer will have the rights to install it.

#### Access

Access can be arranged with a member of the Highfield team. We also have a drone video available for viewing [here](#).

#### Additional information

Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

#### Financial contribution

S106 is signed and sealed. A very simple S106 with no onerous restrictions. A copy of this document is available. The total CIL liability is £94,282,20.

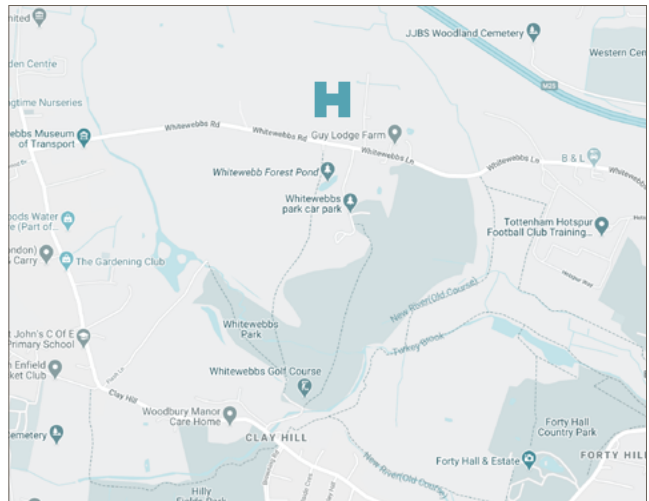
#### VAT

We have been advised that VAT is not applicable.

#### Tenure

We are inviting offers in excess of £1,750,000 for the freehold interest.

#### Area map



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