

NORTH LONDON DEVELOPMENT OPPORTUNITY

FOUR WINDS, 18 QUAKERS WALK, LONDON N21 2DE

savills



SITE WITH PLANNING FOR 3 X 5 BED HOUSES

PROPOSED CGI

EXECUTIVE SUMMARY

An all-private residential development opportunity located on the affluent Winchmore Hill.

Located less than 1km from Grange Park station, and 1.5km from Enfield Town, providing access to Great Northern rail services to Moorgate and the City of London.

Planning permission for 3 detached houses, extending to three storeys each, and with associated off-street parking.

Within 1.5km from Enfield town centre, providing a range of shopping, public transport, community and entertainment facilities.

For sale freehold with vacant possession.



EXISTING PROPERTY/PLOT

LOCATION & DESCRIPTION

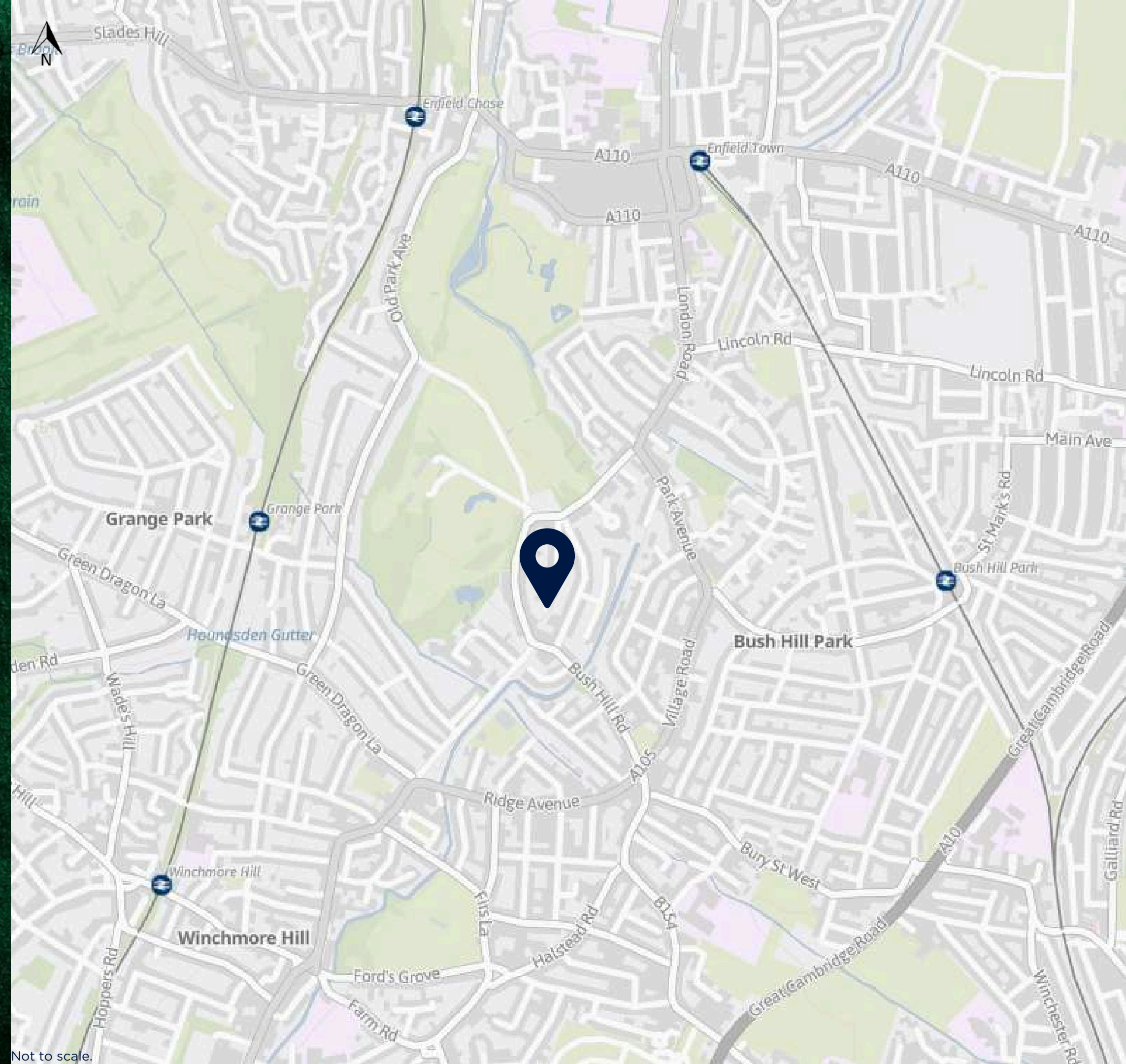
The site comprises a substantial residential plot extending to approximately 0.25 acres (0.1 hectares). It is currently occupied by a detached five bedroom house and double garage, with total GIA of approximately 2,411sqft (234 sqm).

The site is located in a leafy residential setting, characterised by generous plots, established gardens and a strong architectural heritage typical of the wider Grange Park and Southgate area. Quakers Walk benefits from its proximity to a wealth of local amenities, including Bush Hill Park Golf Club, with access to independent cafes, shops and restaurants in Winchmore Hill and Enfield Town, as well as some extensive green spaces and family-friendly community facilities. Additionally, the site lies within walking distance of several highly regarded schools.

The site is well connected, within 1km (0.6 miles) from Grange Park station and 1.5km (0.9 miles) from Enfield Town station, providing direct rail and Overground services into central London in under 30 minutes.



EXISTING PROPERTY/PLOT



Not to scale.

PLANNING

The site is within the London Borough of Enfield and has planning permission (Ref: 25/02444/FUL) for:

“Redevelopment of site with construction of three detached dwellings with associated off-street parking and waste/cycle storage”.

The consented dwellings would each benefit from private amenity areas to the rear, large enough to accommodate cycle/bin storage, as well as off-street parking. The internal layout of the development ensures every habitable room is provided with an appropriate aspect overlooking either the shared driveway to the front or the gardens to the rear.

The scheme is expected to give rise to a CIL Liability in the order of c. £96,000, though interested parties should make their own assessment.

The permission is not subject to a s106 agreement.

ACCOMMODATION SCHEDULE

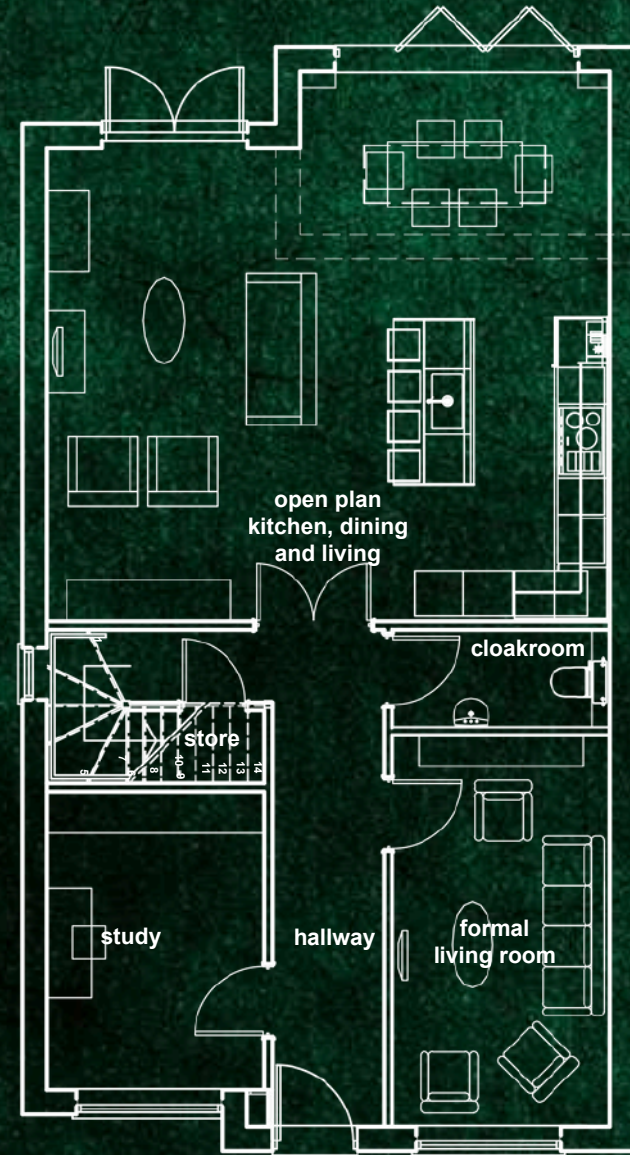
Dwelling	GIA Sq Ft
1	2,112
2	2,112
3	2,112
Total	6,336

PROPOSED STREETSCENE

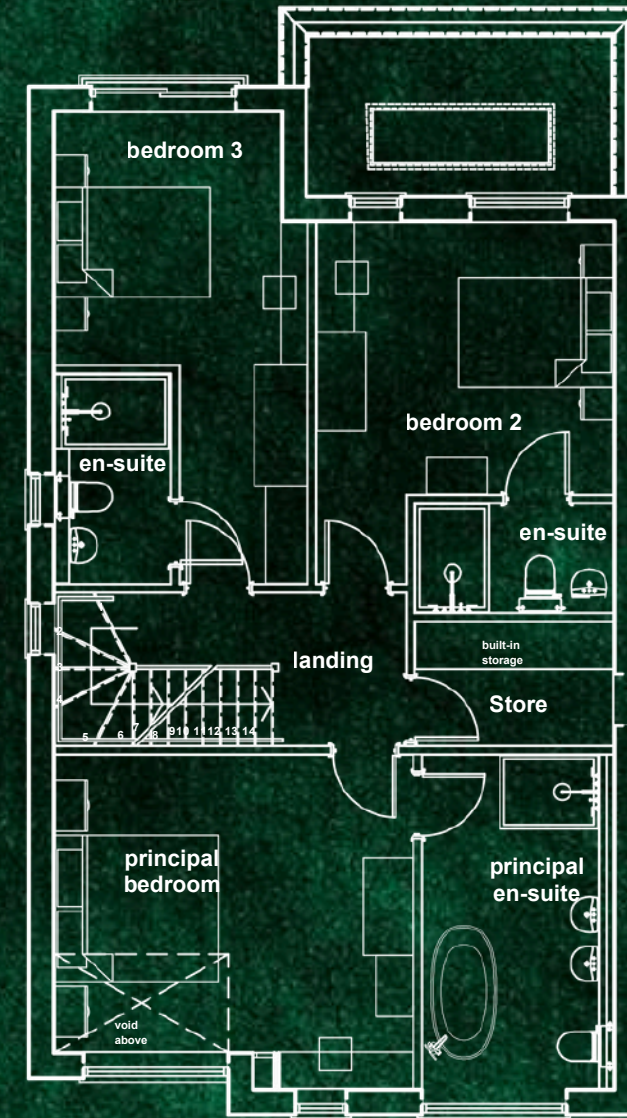


Not to scale.

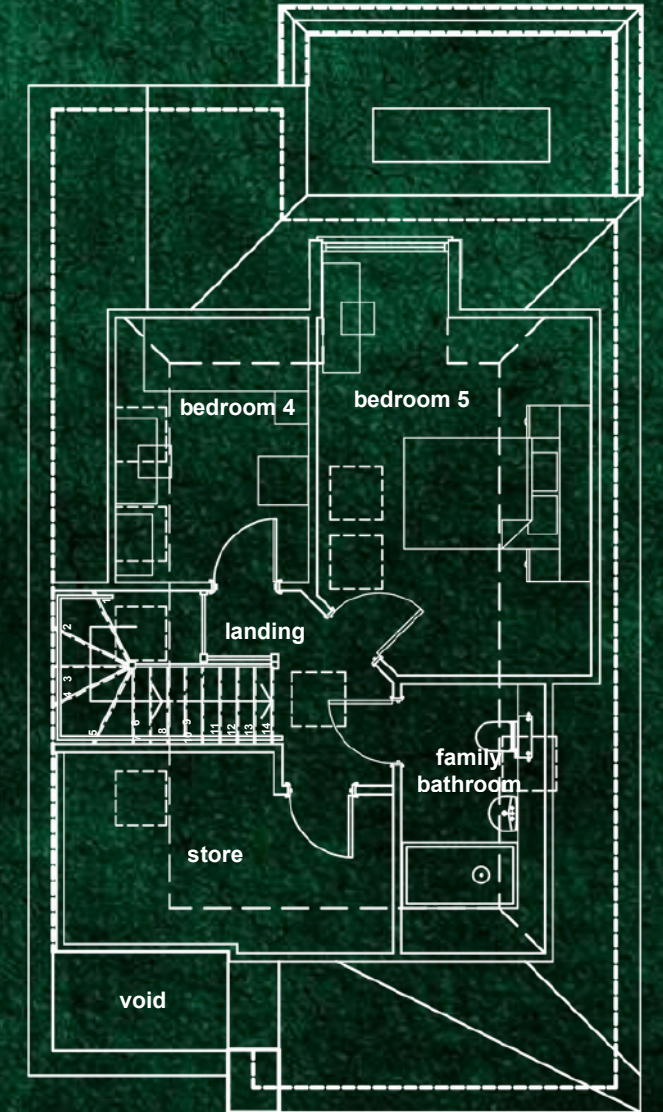
TYPICAL FLOORPLANS



GROUND



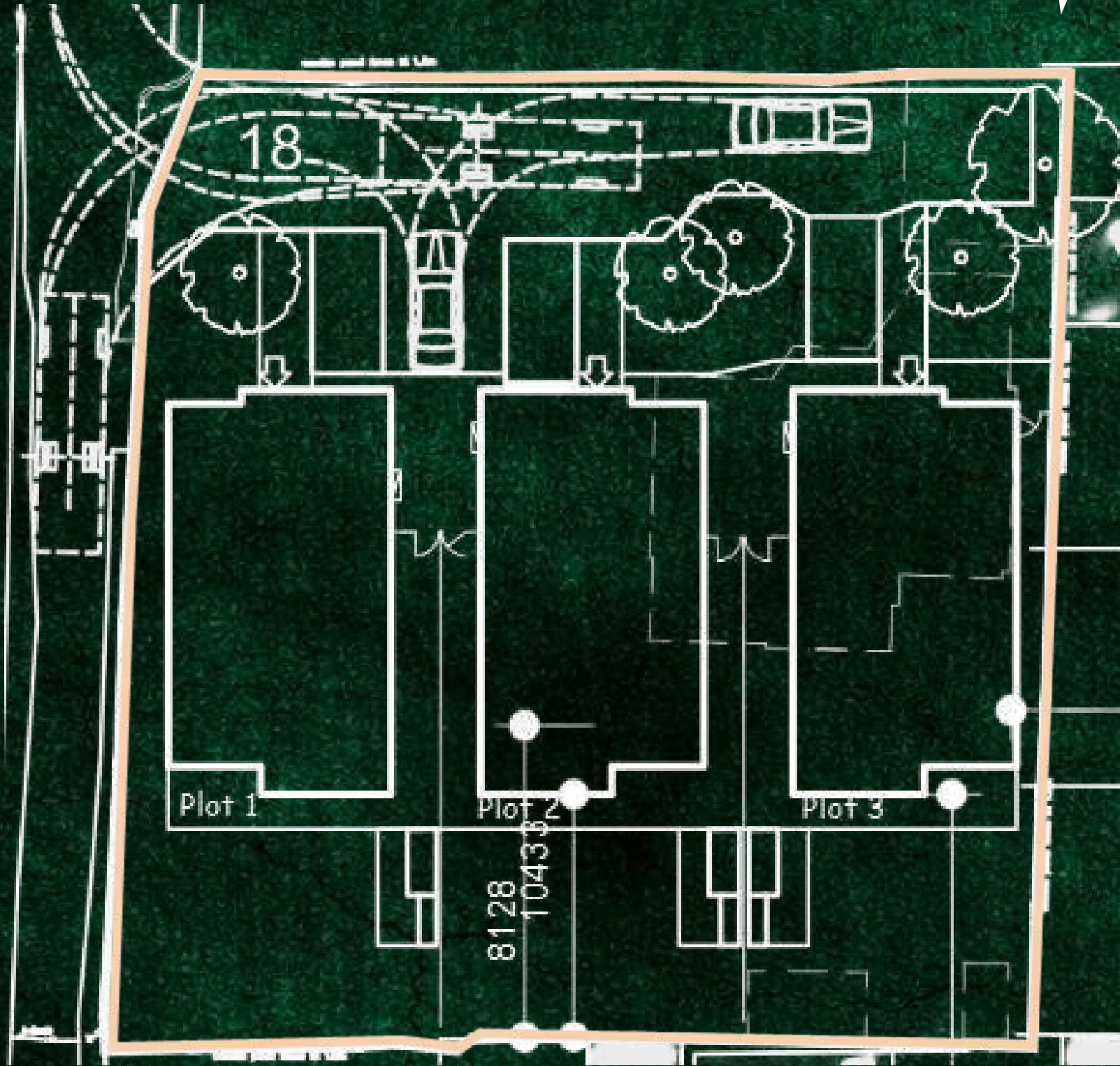
FIRST



SECOND

Not to scale.

CONSENTED SITE PLAN



EXISTING AERIAL



Not to scale.

Indicative boundary only.



Not to scale.



PROPOSED CGI

FURTHER INFORMATION

TITLE AND TENURE

The site is registered freehold under the title number MX19273, and will be sold with vacant possession.

METHOD OF SALE

The Property will be sold by way of informal tender (unless sold prior).

A successful bidder will be required to provide information to satisfy the requisite AML requirements when Heads of Terms are agreed.

VAT

We understand that the property is not elected for VAT.

VIEWINGS

The Property can be seen from the public highway. To arrange access on to site please contact the vendor's sole selling agents, Savills.

FURTHER INFORMATION

Further information including planning, technical and legal documentation is available on the online dataroom at:

CONTACT

For further information please contact:



Darren Arnold
DArnold@savills.com
+44 (0) 20 7409 9926

James Holmes
james.holmes@savills.com
+44 (0) 7812 686 393

Lara Mullins
lara.g.mullins@savills.com
+44 (0) 7779 402 606

[DATAROOM](#)

IMPORTANT NOTICE

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Sale particulars produced February 2026.