

# CAMLET VILLAS

CAMLET WAY, HADLEY WOOD EN4 0LJ

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PRIME GATED RESIDENTIAL DEVELOPMENT OPPORTUNITY

# EXECUTIVE SUMMARY

- ❁ An opportunity to acquire an existing house with planning permission to demolish and create 2 x 3-bedroom & 2 x 4-bedroom houses.
- ❁ The site is situated 0.4 miles from Hadley Wood Station (Great Northern Railway & Thameslink).
- ❁ Planning has been approved and implemented: Enfield Council (REF: 20/02112/FUL)
- ❁ There has been a variation to the consent to reconfigure the existing houses & remove the basements. Plans can be found in the [dropbox link](#).
- ❁ Proposed GIA – 9,278 Sq Ft.
- ❁ The proposed development is private and gated, with each house benefitting from private gardens and parking for two cars.
- ❁ GDV in the region of £8,400,000.
- ❁ CIL Liability approximately £112,500.
- ❁ Freehold.
- ❁ Offers in excess of £2,500,000 (Two Million Five Hundred Thousand Pounds) subject to contract.

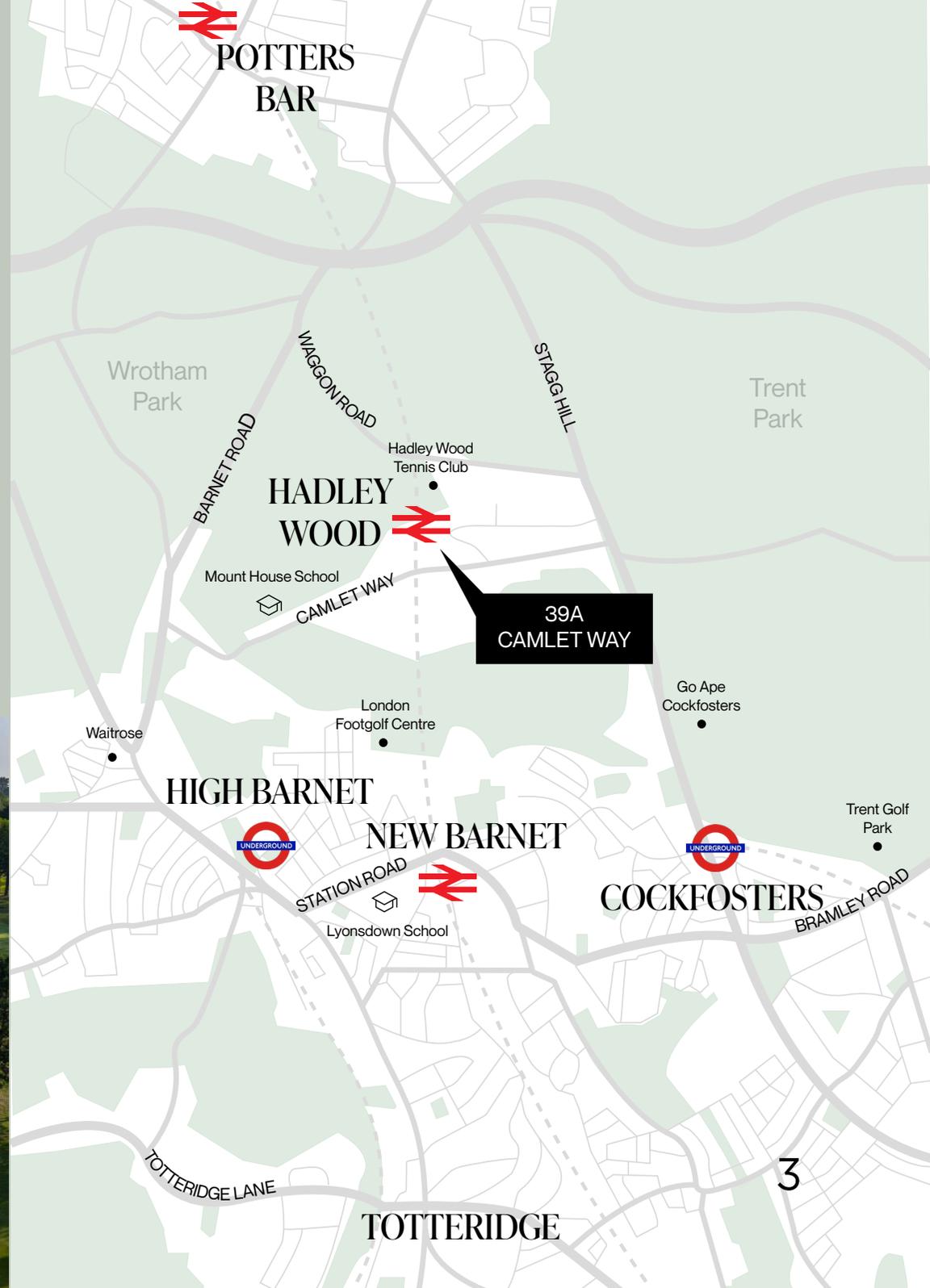


# LOCATION

Camlet Way is located in Hadley Wood, nestled between Potters Bar and Totteridge in North London, approximately 2.9 miles (a 7-minute drive) from the M25.

Predominantly residential in character, Hadley Wood benefits from one of the best schools in London, excellent transport connectivity from Hadley Wood Station, as well as close proximity to major road networks, with the A1 located approximately 3.9 miles to the west.

Hadley Wood Station (Thameslink / Great Northern) is the nearest railway station; however, High Barnet (Northern Line), New Barnet (Thameslink), and Cockfosters (Piccadilly Line) are also easily accessible by car within approximately 10 minutes. Central London, including King's Cross Station, can be reached in around 30 minutes.





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# CONNECTIVITY

Hadley Wood boasts some excellent private schools (pre-school, girls school, secondary school..etc) within a 5-mile radius of the Camlet Way development. This makes it an ideal location for families with children, offering excellent educational opportunities close to home.

ROAD	RAIL	SCHOOLS
Potters Bar Station <b>13 mins</b>	Highbury & Islington <b>25 mins</b>	St John's Preparatory & Senior School <b>7 mins drive</b>
Everyman Barnet <b>10 mins</b>	King's Cross St Pancras <b>30 mins</b>	Monken Hadley Primary School <b>17 mins walk</b>
M25 <b>7 mins</b>	London Victoria <b>39 mins</b>	Queen Elizabeth's School <b>9 mins drive</b>
Go Ape Cockfosters <b>6 mins</b>	Liverpool Street <b>44 mins</b>	Hadley Wood Primary School <b>3 mins drive</b>

The area is surrounded by an abundance of green spaces, including Hadley Woods, Wrotham Park, and Trent Park, alongside numerous golf clubs, athletic fields, and clay pigeon shooting facilities.



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# DESCRIPTION

This prime development site sits on Camlet Way in a highly affluent area of Hadley Wood with easy access to Potters Bar and Barnet High Street, offering excellent connectivity to amenities, transport, and schools.

Planning consent (REF: 20/02112/FUL) was granted in November 2025 for the construction of four high-quality family homes with private gardens and parking, each designed with spacious layouts.



Private gated development



Plot 1 & 2 benefit from a garage with 2 car parking spaces, Plot 3 & 4 have off-street parking



Each house benefits from a private garden



Plot 1 & 2: all bedrooms have ensuite bathrooms



# ACCOMMODATION SCHEDULE

Unit No	Details	Type	Size Sq M (Exc Garages)	Size Sq Ft (Exc Garages)
Plot 1	Detached with garage	4 bedrooms	264	2842
Plot 2	Detached with garage	4 bedrooms	246	2648
Plot 3	Semi-detached	3 bedrooms	176	1894
Plot 4	Semi-detached	3 bedrooms	176	1894
<b>Total</b>			<b>862</b>	<b>9,278</b>



# FURTHER INFORMATION

## TENURE

Freehold.

## DROPBOX

Further information is available **by clicking on this DROPBOX LINK.**

## VAT

The property is not elected for VAT.

## PROPOSAL

Offers in excess of £2,500,000 (Two Million Five Hundred Thousand Pounds) subject to contract.

## CONTACT

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