

# 36 The Ridgeway, Cuffley EN6 4AX



## The opportunity.

- An exciting development opportunity in Cuffley, with the benefit of a detailed residential planning permission
- A site extending to approximately 2.2 acres / 0.91 HA
- Detailed planning permission for 6 private houses including garages comprising an approximate Gross Internal Area (GIA) of 2,107 sq m / 22,679 sq ft and a Net Saleable Area (NSA) excluding garages of 1,911 sq m / 20,570 sq ft
- The freehold interest of the site is offered for sale by private treaty, via informal tender



# An exciting development opportunity in Cuffley, with the benefit of a detailed residential planning permission.

## Location

The site is situated in Cuffley in the borough of Welwyn Hatfield in Hertfordshire. Cuffley is a village located between Cheshunt and Potters Bar.

The site lies on the northern side of The Ridgeway, between the junctions of Hanyards Lane and Carbone Hill. The B157 The Ridgeway operates a two-way movement along the sites southern frontage connecting to Cuffley town centre to the east and the A1000 Great North Road to the west.

36 The Ridgeway is bounded by the The Ridgeway road to the south with residential properties to the east and north. A canal runs along the site's westernmost boundary from south to north.

Cuffley is ideally located for commuters and the site is located approximately 1.8 km northwest of Cuffley train station. Cuffley railway station provides a commuter service to Moorgate (via Highbury & Islington) operated by Great Northern. Services run regularly with a journey time of somewhere between 35 – 40 minutes. A bus stop is located at Hanyards Lane providing bus routes 308 and 380 into Cuffley and Hertford.

The site benefits from its close proximity to London, whilst also offering easy access to both the M25 junction 24 and 25 leading to both the A1(M) and M11. In addition, Stansted airport is located circa 32 miles to the north east via the M25 / M11 whilst Heathrow airport is located approximately 37 miles to the south west via the M25.

Cuffley is a much sought after and desirable picturesque residential location situated within the London commuter belt. The town has much to offer with a good selection of boutique shops plus supermarket shopping. Cuffley also benefits from a choice of restaurants and bars in addition to a tennis and football club.

Furthermore, one of the main attractions of Cuffley and the surrounding area is the excellent choice of state and private schools including Queenswood Girls School and Brookmans Park.



**1.8 km**  
to Cuffley Train Station



**32 miles**  
to Stansted Airport



**37 miles**  
to Heathrow Airport

## Description

The site currently forms a single residential dwelling of approximately 3,219 sq ft GIA (Use Class C3) occupying an area of approximately 2.2 acres / 0.918 HA and is broadly rectangular in shape. It benefits from two existing crossovers with The Ridgeway offering an In/Out arrangement for the parking area in front of the property.

The existing property is of an early 20th century masonry and timber construction following the large scale of other properties situated along The Ridgeway. The dwelling is setback sufficiently to allow access via a drive that has an independent entrance.

Both the boundary and interior of the site are populated by established mature trees that provide a leafy and secluded environment. 36 The Ridgeway is located within a low-density residential location which is typically suburban in nature.



## Town planning

The site lies within Welwyn Hatfield Council. The current planning policies for Welwyn Hatfield are set out in the statutory development plan which comprises the saved policies of the Welwyn Hatfield District Plan (adopted 2005).

A desktop search undertaken with Welwyn Hatfield Borough Council identified that none of the trees within the site curtilage are the subject of Tree Preservation Orders (TPOs) and that the site does not sit within a Conservation Area.

The site benefits from a detailed planning permission dated 28 March 2019 for the erection of 6 residential units following demolition of the existing dwelling, supporting structures and associated ancillary buildings (Ref:6/2018/2863/FULL).

For the avoidance of doubt, the Council did not require a section 106 agreement and the Council have not yet adopted CIL.

Further information in respect of the site including planning and technical documents can be found on the dedicated website (please see Further Information section for details).

## Tenure

The site is to be sold freehold registered at Land Registry with title absolute under title number HD12190 with the benefit of vacant possession.

The site is to be sold subject to, and/or with the benefit of, any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

## Services

It is understood that mains water, electricity, gas and drainage are available to the site, although it will be the responsibility of the purchaser to ensure they are available and adequate for any future use of the site.

## Inspection

The site may be inspected by prior appointment only. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## Method of sale

The freehold interest of the site is to be made available for sale by private treaty, via informal tender.

Offers are to be made on unconditional basis only, stating a specific sum of money to be paid and shall not be for sums calculable only by reference to another bid for the site.

## VAT

All offers should be inclusive of any VAT which may be charged on the site.



## Tender procedure

### 1. Timetable for submission of bids

The date that has been set for the receipt of "bids" for the site, on the basis set out above is detailed in the covering letter accompanying this brochure.

### 2. Venue

Bids should be delivered by post, fax, e-mail or by personal delivery to the offices of the Vendors joint sole selling agent:

Knight Frank LLP  
Residential Development  
55 Baker Street, London W1U 8AN  
Marked for the attention of: Nick Alderman

### 3. Identification

All bids should be marked "36 The Ridgeway".

### 4. Opening procedure

All bids received in accordance with the conditions above, will be opened by the joint sole agent, Knight Frank LLP.

### 5. Purchaser notice

The vendor, in its absolute discretion, does not undertake to accept the highest or any offer received.

### 6. Additional information required

Within the offer letter, bidders will be required to provide the following additional information:

#### a. Legal advisors

Details of the solicitors who will be acting in the purchase, if the bid is acceptable.

#### b. Finance

Details of funding arrangements (clarification and confirmation may be sought in certain circumstances).

#### c. Authority

Confirmation of the bidder's authority to bid, and (where appropriate) confirmation that any offer made has full board approval (copies of the relevant board minutes may be requested in this regard).

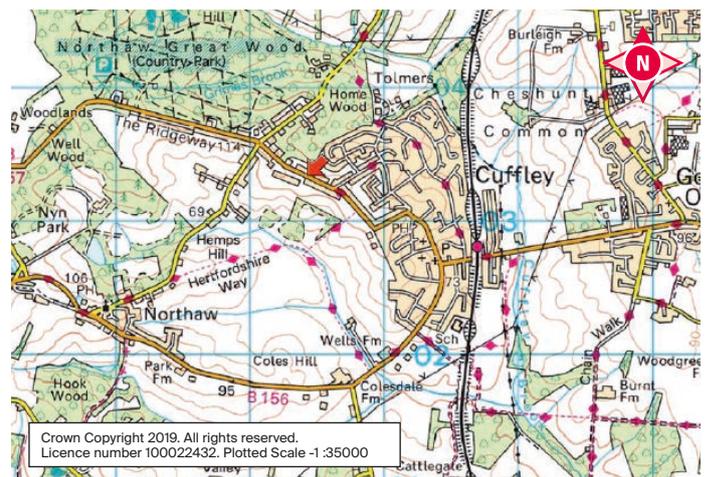
## Further information

A full Information Pack is available on the dedicated website:

[www.land.knightfrank.com/view/36TheRidgeway](http://www.land.knightfrank.com/view/36TheRidgeway)

To enter the site, you will be required to enter your company name and email address. The pack contains the following:

1. Location and site plan
2. Planning documents
3. Consented residential scheme
4. Technical reports
5. Legal information



# Contact us.

Should you wish to discuss the property in further detail please contact:



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## Important notice.

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