



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

The Warren, Carbone Hill
Northaw, Hertfordshire
EN6

The Warren

** DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION **

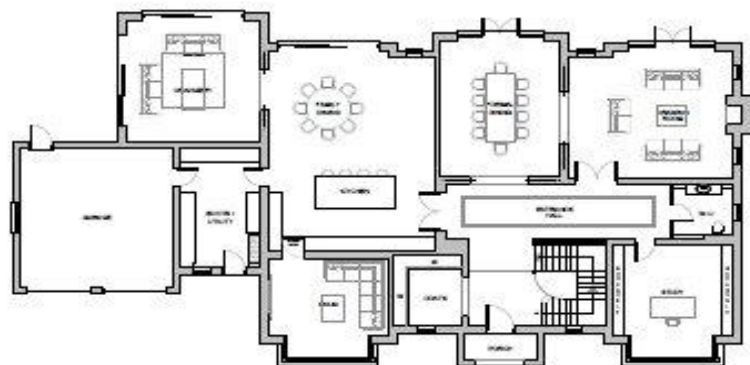
Discover an exceptional opportunity to own a prime parcel of land adjacent to The Warren, Carbone Hill — one of the area's most desirable semi-rural residential locations. Positioned within a peaceful and leafy setting, this generous plot offers the perfect canvas for creating a bespoke luxury home surrounded by mature trees and established greenery.

Sitting in just under 1 acre planning permission has been granted to construct a new dwelling of circa 12,000sqft set back from the road and enjoying a private, secluded atmosphere, the land combines countryside charm with convenient access to nearby amenities, transport links, and excellent schools. The site benefits from a prestigious address characterised by substantial detached homes and beautifully landscaped surroundings.

The plot is well screened by mature hedging and trees, creating both privacy and a sense of tranquillity, while still offering excellent potential for a substantial family residence to be built. The generous dimensions and attractive setting make this a rare development opportunity in a highly sought-after location.

Whether you are a developer, investor, or private buyer looking to build a dream home, this unique parcel of land presents enormous potential in an established and exclusive residential area.





PROPOSED GROUND FLOOR PLAN
G.S.A. : 381 m² / 4,100 sq. ft.



PROPOSED SECOND FLOOR PLAN
G.S.A. : 154 m² / 1,667 sq. ft.



PROPOSED BASEMENT PLAN
G.S.A. : 304 m² / 3,287 sq. ft.
TOTAL G.S.A. : 1,039 m² / 11,094 sq. ft.



PROPOSED FIRST FLOOR PLAN
G.S.A. : 274 m² / 2,944 sq. ft.

