



The Ridgeway
Cuffley, EN6 4BG

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** DEVELOPMENT OPPORTUNITY **

A wonderful development opportunity, subject to planning permission, occupying a highly sought-after position directly opposite Northaw Great Wood, and with magnificent views over open Green Belt countryside.

Planning permission was originally granted in January 2019 for the erection of a single storey dwelling with a basement following the demolition of existing single storey dwelling. Application No: 6/2018/2869/FULL. This would create a contemporary split level detached home with open plan living with four bedrooms and four bathrooms.

In our opinion we feel that a better planning application could be secured bearing in mind that there are two existing properties on the site, but obviously any buyer would need to contact a planning consultant to have this confirmed.

At present the plot is occupied by two separate detached bungalows, of which one is a chalet. The smaller one has two bedrooms, whilst the larger has 3/4 bedrooms. There is ample off street parking and gardens.

The property is located within easy reach of Cuffley Village with a variety of local shops, restaurants and mainline train station servicing London via Moorgate station. Within the area are excellent local schooling facilities, both public and private, catering for all ages. The property has excellent access to the A1M (J2), M25 (J24) and A10 which offers good communications to London, Heathrow, Gatwick and the National Motorway Networks.

LOCAL AUTHORITY: Welwyn Hatfield

COUNCIL TAX: TBC

FREEHOLD



STATONS

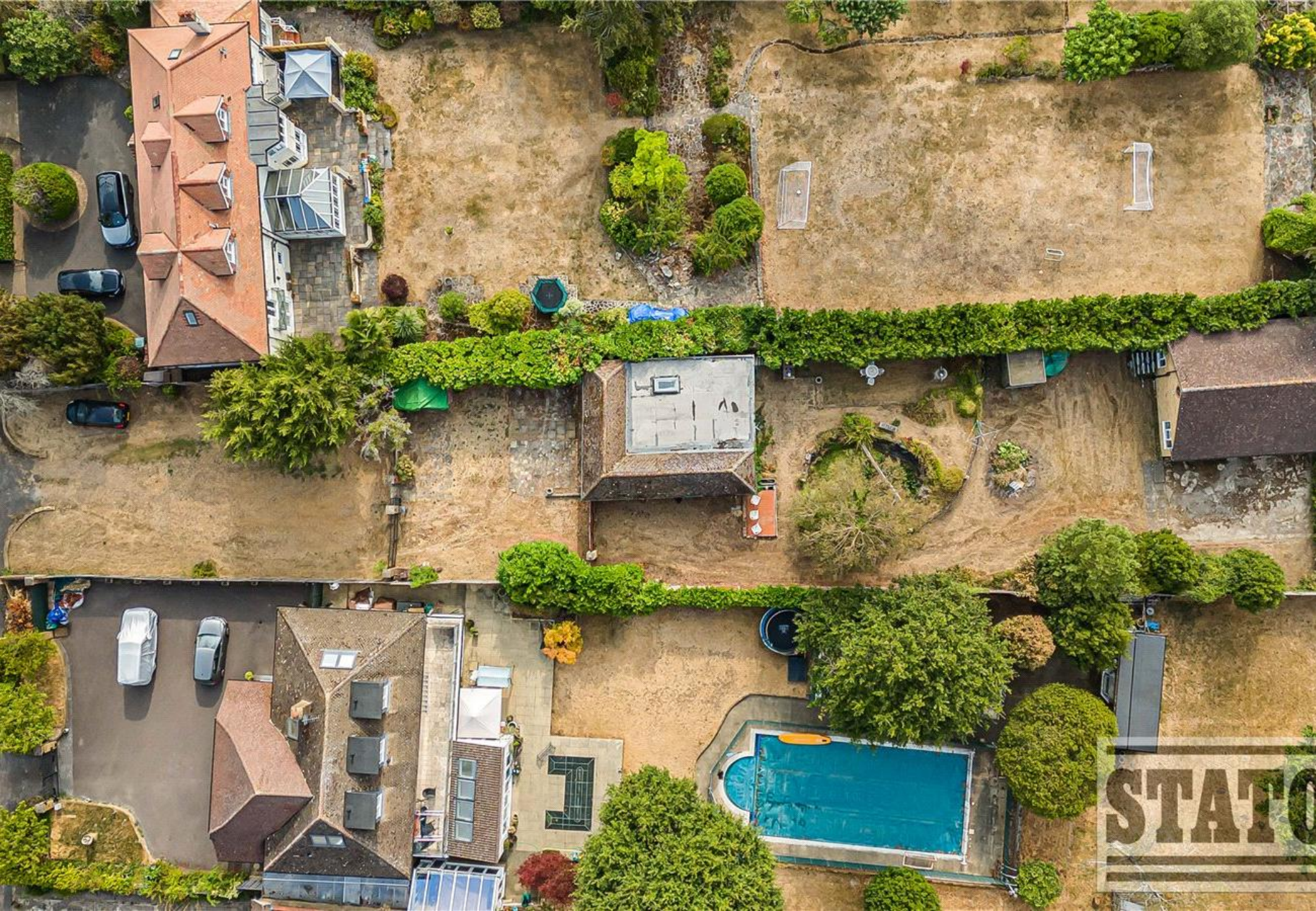




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