



WHITEWEBBS FARM

EN2

9HR

CREWS HILL

A UNIQUE LUXURY RESIDENTIAL DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

Idyllically located in the leafy village of Crews Hill, EN2

- Situated within a **private gated development**, the former farm and associated barns are home to a meticulously designed scheme, which offers **luxury 'country style' living** amongst the surrounding underdeveloped and unspoiled local landscape.
- The total site area measures **1.05 acres**
- Planning permission has been approved for the creation of **4 family dwellings**, involving the restoration and conversion of the existing Grade II listed threshing barn, demolition of the pole barn at the rear, erection of 2 outbuildings with integral garage and office space and associated landscaping.
Enfield Borough Planning REF: 19/01655/FUL.
- The development will comprise 2 x 4 bedroom, 1 x 3 bedroom & 1 x 5 bedroom homes **totalling 12,695 sq ft NIA**
- The scheme is ready for development with **all planning conditions discharged** and **planning permission implemented. The full CIL payment of £104,431.56 has been made** and there is **no S106 payment due**. A complete suite of documents has been prepared and is available on request.
- The site will be sold with the benefit of full vacant possession.
- Freehold.



PROPOSAL

Offers in Excess of £2,250,000

(Two Million, Two Hundred & Fifty Thousand Pounds) subject to contract.

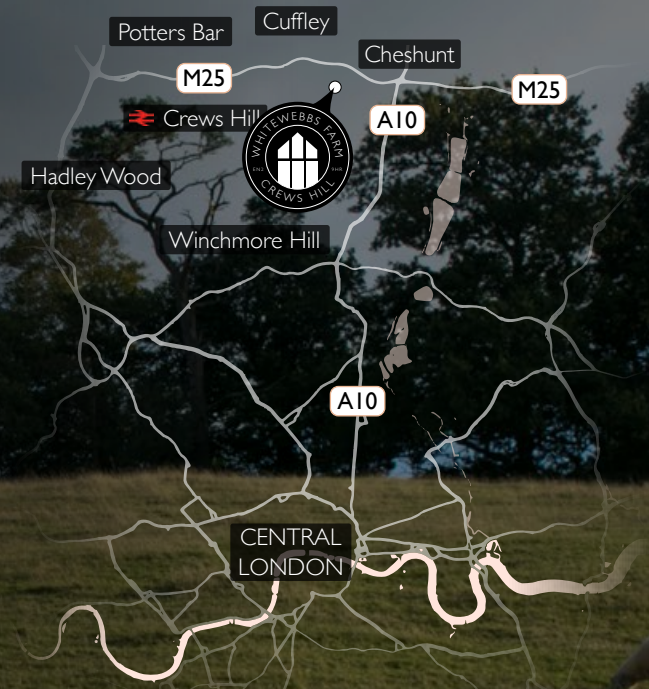
LOCATION

Whitewebbs Farm is nestled within a picturesque landscape that seamlessly blends history, nature, and modern amenities.

Located in **Crews Hill** and **within the M25**, this residence is a mere **14 miles north of central London**. Its strategic location places it in close proximity to a selection of **Ofsted “Outstanding” rated schools**, such as Nursery on the Green, One Degree Academy, Eversley School, St Paul's C of E School, Highlands School, and Enfield County School for Girls. Furthermore, the highly acclaimed St John's Prep & Senior School, renowned as one of the country's top private institutions, is conveniently just an 8-minute drive from Whitewebbs Farm.

Surrounded by lush greenery and rolling hills, the farm offers a **tranquil escape** from the hustle and bustle of city life. The area is **rich in history**, with the farm itself dating back to the **14th century**. Whitewebbs Farm holds a **unique historical connection** to the infamous figure, **Guy Fawkes**. It is said that Guy Fawkes sought refuge from the authorities at Whitewebbs Farm during the early 17th century, amidst the planning of the **failed Gunpowder Plot of 1605**.

Crews Hill also offers a range of **leisure activities**, including **golf courses, equestrian centres**, and a **nature reserve**. The area is **well-connected** by road and rail, with **Crews Hill railway station** providing regular services to **London** and other nearby towns. Moreover, it is conveniently located near charming **cafes, restaurants, and pubs**, enriching the community's social scene. Overall, Crews Hill is a vibrant and diverse community.



CONNECTIVITY

Crews Hill is well-connected by both road and rail, making it easily accessible from various parts of London and the surrounding areas.

ROAD

Crews Hill is located near the **A10**, which provides a direct route to central London to the south and Hertfordshire to the north. The **A10** also connects to the **M25** motorway, providing access to other major motorways and routes across the UK.

From Whitwebs Farm

Crews Hill Station	1.4 miles	4 mins	Potters Bar	5.2 miles	12 mins
Cuffley	3.5 miles	8 mins	Hadley Wood	6.6 miles	14 mins
Goff's Oak	4.8 miles	11 mins	Winchmore Hill	5.1 miles	15 mins
			Central London	13 miles	40 mins

RAIL



Crews Hill has its own railway station, **Crews Hill Station**, which is served by the **Great Northern line**. This line provides regular services to London's Old Street Station in 37 minutes and other destinations in Hertfordshire and Cambridgeshire. The station is located within Zone 6, making it convenient for commuters traveling to and from central London.

BUS

There are also several bus routes that serve Crews Hill, providing additional options for local transportation.

Great Northern



 London Underground
 London Overground

A NEW WAY OF LIFE

Regeneration Vision for Crews Hill

Nestled close by to **Tottenham Hotspur Football Club's** training facility, Whitewebbs Farm is strategically positioned to capitalise on the advantages presented by THFC's proposal for the **rejuvenation of Whitewebbs Park Golf Course**, conveniently located directly opposite the farm.

The revitalisation project promises to **elevate the overall living experience for Whitewebbs Farm residents**, fostering an even more vibrant and enriched community environment. The initiative places a strong emphasis on the creation of **new footpaths, the restoration of parkland**, and the introduction of valuable **amenities** such as **food and beverage facilities**.



Improved Footpaths



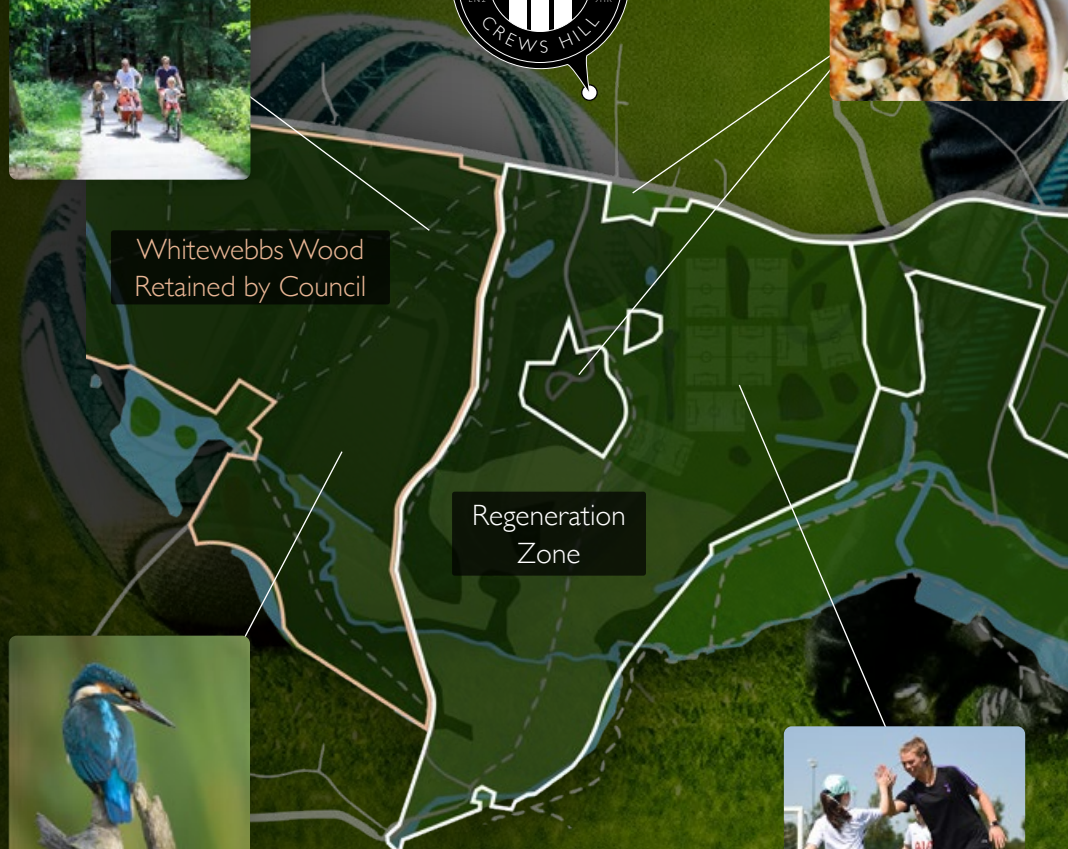
Restoration of Parklands



Food & Beverage Facilities



Women and Girls' Football Academy



DESCRIPTION & SCHEDULE OF ACCOMMODATION

PLOTS

Plot 1: 1,983 sq ft
3 bed, semi detached
Conversion of the existing barn

Plot 2: 3,662 sq ft
4 bed, semi detached
Conversion of the existing barn

Plot 3: 3,538 sq ft
4 bed, detached
New build

Plot 4: 3,512 sq ft
5 bed, detached
New build

TOTAL

Total: 12,695 sq ft NIA



EXTERNALS



EXTERNALS



INTERNALS



INTERNALS



RURAL OPULENCE
URBAN ACCESS
LUXURY LIVING



TENURE

Freehold

VIEWINGS

The site is situated on private gated land, site inspections can be arranged strictly by prior appointment by the sole agent.

FURTHER INFORMATION

Further information such as consented plans, planning documents and other relevant data is available upon request.

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CONTACT



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BRANDING & BROCHURE DESIGN

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