



JR Sales & Letting

**Crouch Lane
Goffs Oak**



**Guide price £1,675,000
Freehold**

Exceptional Development Opportunity – 1-Acre Plot in a Tranquil Semi-Rural Location

Set on a generous 1-acre plot along a quiet country lane near Goffs Oak Village, this superb property presents a rare and exciting development opportunity. Planning in principle has been granted for the construction of two substantial detached homes for two substantial properties approx. 3150 sq ft. of similar style and size to the new neighboring development. The vendors may be willing to sell plots separately. In addition to the existing bungalow, with potential for a third dwelling through the replacement of the current bungalow (subject to full planning approval).

The site currently features a well-maintained two-bedroom detached bungalow, complete with a double garage, multiple outbuildings, and glasshouses. The bungalow also offers scope for extension or modernisation, making it a flexible option for future use or redevelopment.

Positioned in a serene and highly desirable semi-rural location, yet conveniently close to local amenities and transport links, this is an ideal opportunity for developers, investors, or families looking to create a bespoke multi-home setting in the countryside.

- **Spacious 1-acre plot in a quiet, semi-rural location near Goffs Oak Village**
- **Planning in principle granted for the development of two large detached houses**
- **Potential for a third dwelling, subject to additional planning approval**
- **Existing well-presented 2-bedroom detached bungalow on site**
- **Bungalow includes a double garage, multiple outbuildings, and glasshouses**
- **Scope to extend or redevelop the current bungalow (subject to planning)**
- **Ideal for developers or self-builders seeking a project with strong potential**
- **Private and peaceful setting on a quiet country lane**
- **Desirable location with easy access to local shops, schools, and transport links**
- **Rare opportunity to acquire land with both existing property and development prospects**

Planning

Planning in principle has been granted (Borough of Broxbourne planning ref number:- 07/24/0998/pip) for two substantial properties approx. 3150 sq ft. of similar style and size to the new neighboring development. The vendors may be willing to sell plots separately.

Permitted development

We have various permitted development scheme drawings for the Bungalow including loft conversion, additional floor plus side and rear extensions. Please call/email for more info and drawings.

Site Entrance

Via a double gate from Crouch Lane. Detached 2 bedroom bungalow with detached double garage. Numerous outbuildings of various sizes and condition, constructed of either brick/concrete, timber and greenhouses. The Land is mainly laid to lawn. Water and power connections. Small Klargest sewerage plant. Tree outlined boundary. Concrete hard standing. Vehicular access/right of way to the South side of the property.

Bungalow comprises the following:-

Outside

Patio terraced area with paths to the front door and garage. Block paved driveway for multiple vehicles. Side access.

Entrance

Opaque glazed hardwood entrance door to the:-

Hallway

Electric storage heater. Access to loft space. Built-in cloaks cupboard. Built-in airing cupboard housing immersion cylinder. Glazed double doors to the:-

Living Room

20' x 14'5
Triple-glazed windows to the side and the front. Door to the front terrace. Electric heater. Feature fireplace with brick surround, wooden mantle and tiled hearth. Glazed double doors to the:-

Open Plan Kitchen/Dining Room

20' x 11'
Triple-glazed windows to the rear and side. Wall-mounted panel heater. Range of wall and base fitted units with wooden edged work surfaces over incorporating a stainless steel sink with mixer tap and

drainer. Tiled splashbacks. Four ring hob with extractor fan over. Built-in oven. Built-in fridge. Door to a:-

Utility Room

14'6 x 8'

Double-glazed door to the rear. Triple-glazed window to the rear. Wall-mounted panel heater. Range of fitted cupboards. Cupboard housing an internal vacuum cylinder and consumer units. Plumbing for washing machine. Space for freezer. Wall and base fitted units with rolled edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Tiled splashbacks. Washable carpet flooring.

Bedroom One

13'1 x 11'10 to the front of the built-in wardrobe Triple-glazed windows to the front. Wall mounted panel heater. Range of fitted built-in wardrobes. Door to the:-

En-Suite

Opaque triple-glazed window to the front. Wall-mounted panel heater. Low flush W.C. Pedestal wash hand basin. Panel bath with mixer tap and shower attachment. Part tiled walls. Extractor fan. Mirror with lighting.

Bedroom 2

13'2 x 9'7 to the front of the built-in wardrobes Triple-glazed windows to the rear. Wall-mounted panel heater. Range of fitted built-in wardrobes.

Shower Room/WC

9'7 x 5'11 narrowing to 4'

Opaque triple-glazed window to the rear. Low flush W.C. Semi countered wash hand basin with mixer taps and cupboards under. Part tiled walls. Shaver socket light. Extractor fan. Towel radiator. Built-in tile enclosed shower cubicle.

Garage

18'3 x 18'1

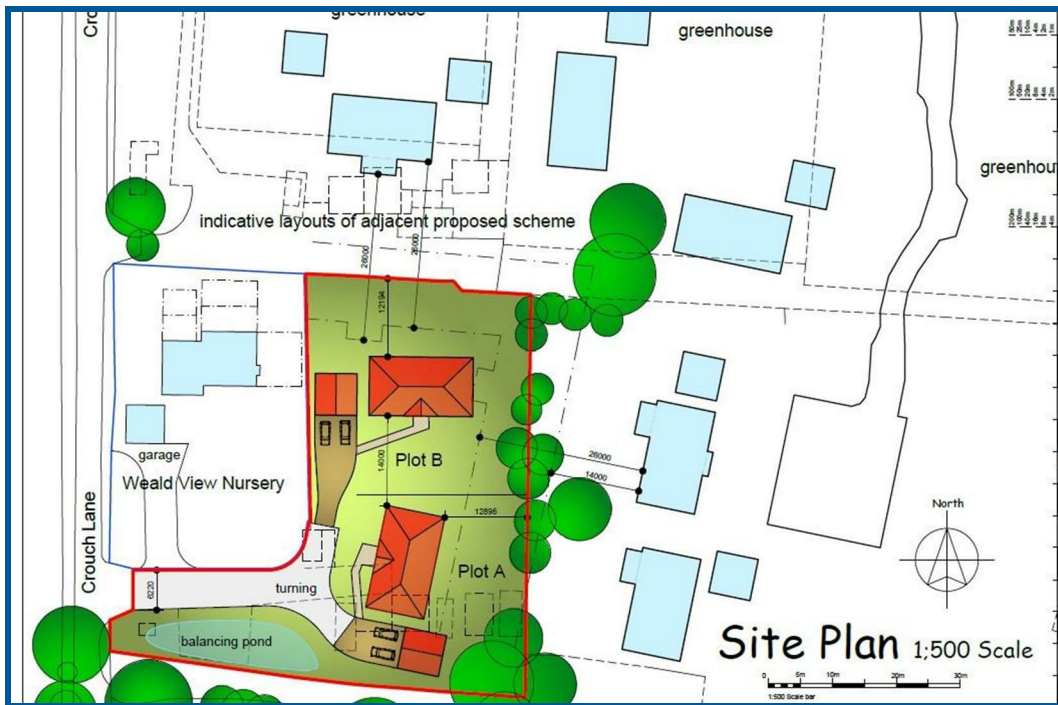
Electric roller door. Power and lighting. Opaque glazed window and courtesy door to the garden.

To The Rear

Patio area. Water tap. Lighting. Laid lawn. Fruit trees. Shrub and flower borders.

Utilities

'Klargester' sewerage plant treatment. Water & Electricity Connections.



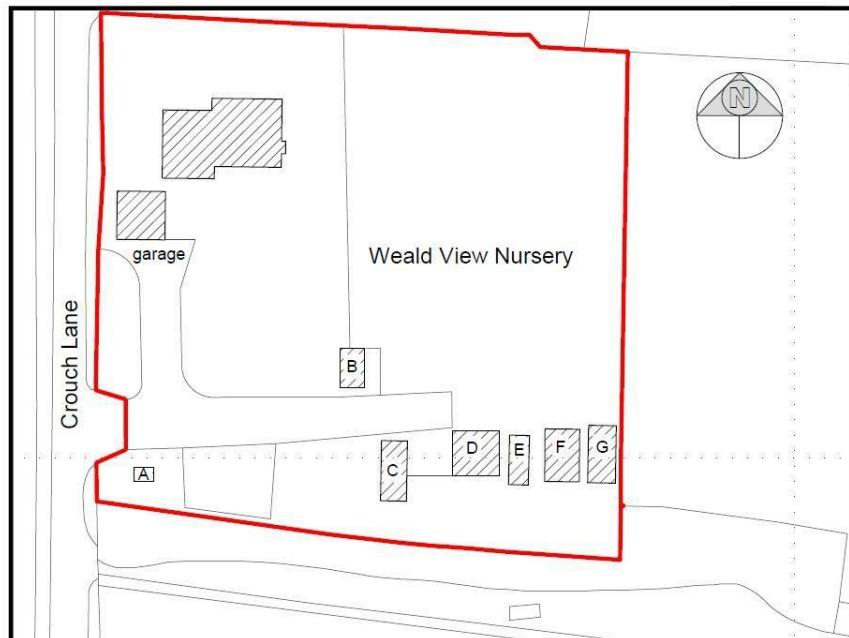
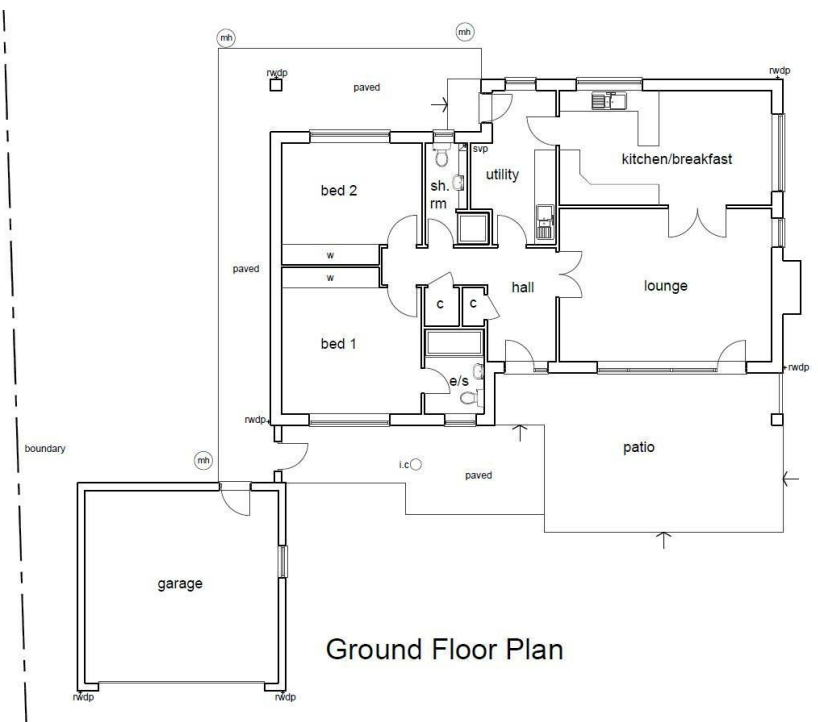










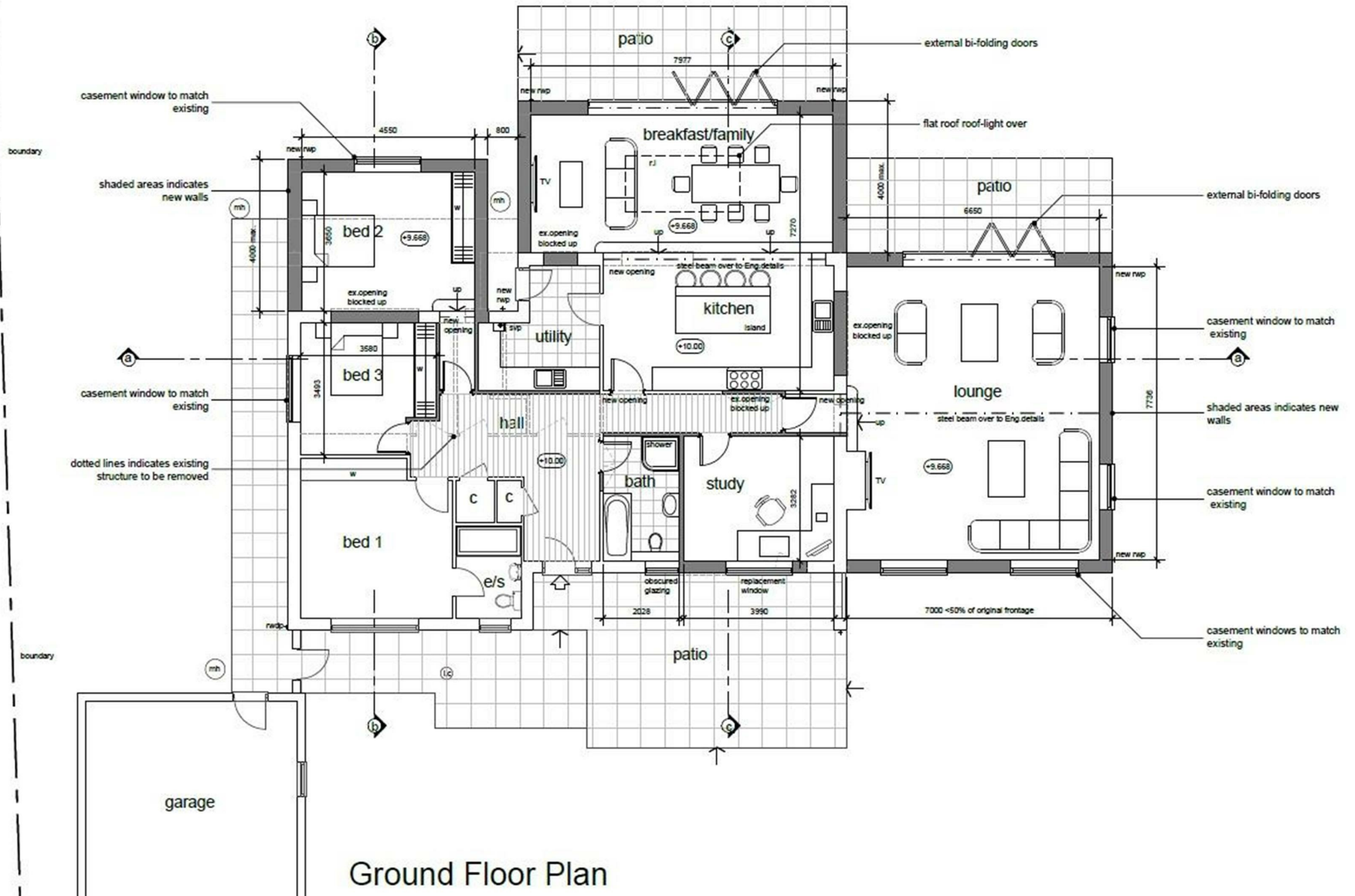


Site Plan 1:500

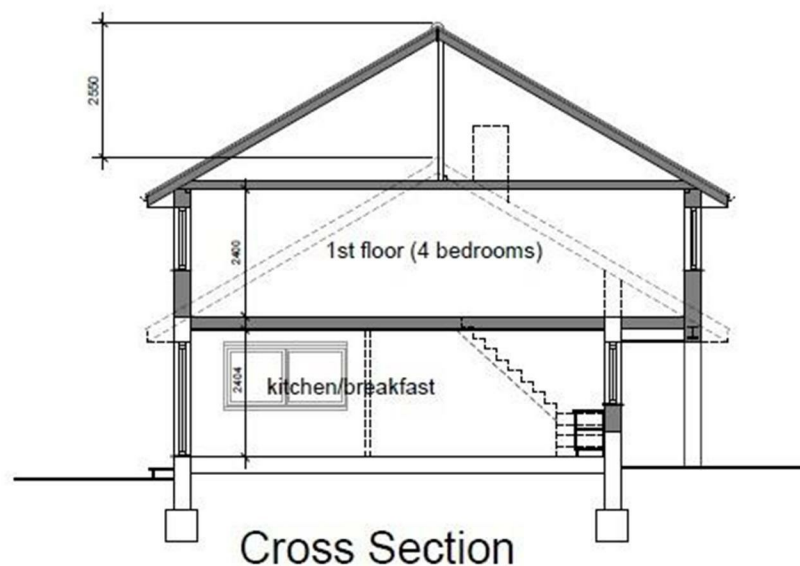


Note-exact boundary line to be determined by client & contractor before commencement of works

Permitted Development Scheme



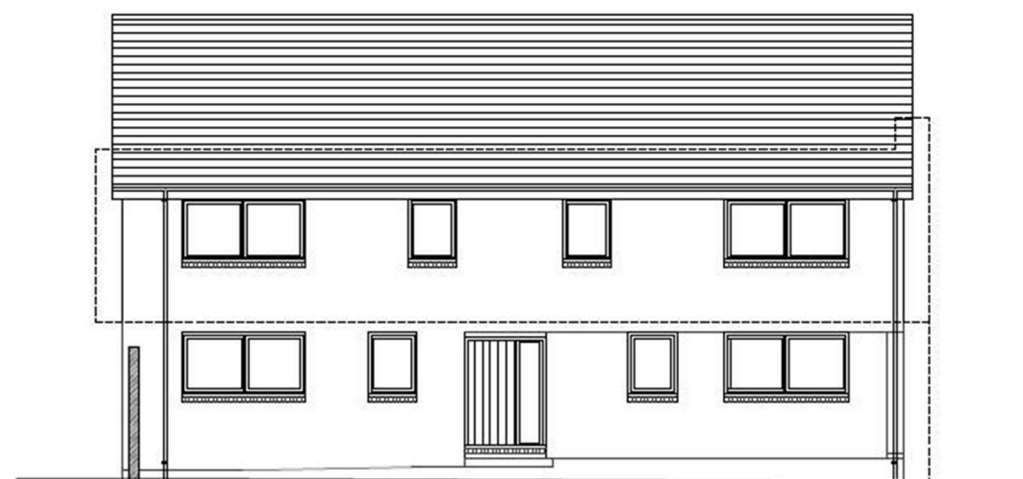
Ground Floor Plan



CRITERIA FOR PERMITTED DEVELOPMENT FOR AN ADDITIONAL FLOOR

one additional storey can only be added to a single storey dwelling.
the ridge to the additional storey can be no higher than 3.5m above the original ridge.
new floor to ceiling height is not to exceed 3m measured internally
no windows permitted to any wall or roof slope forming a side elevation of the house.
the materials used in any exterior work shall be of similar appearance of the existing dwelling house.

PERMITTED DEVELOPEMENT SCHEME VARIANT FOR ADDITIONAL FLOOR



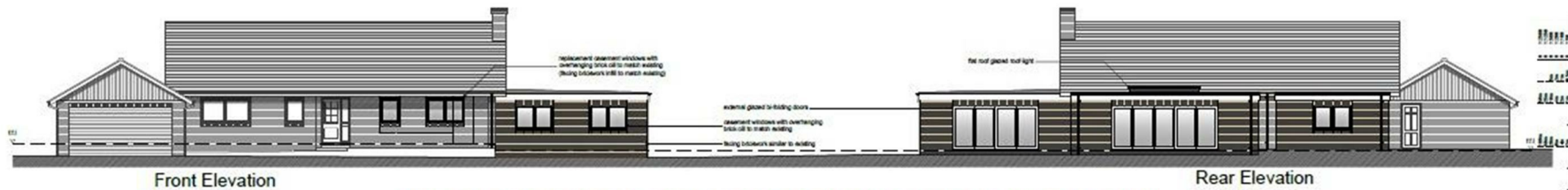
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1:1250	0	25m	50m	100m
1:500	0	10m	20m	40m
1:200	0	4m	8m	16m
1:100	0	2m	4m	8m
1:50	0	1m	2m	4m

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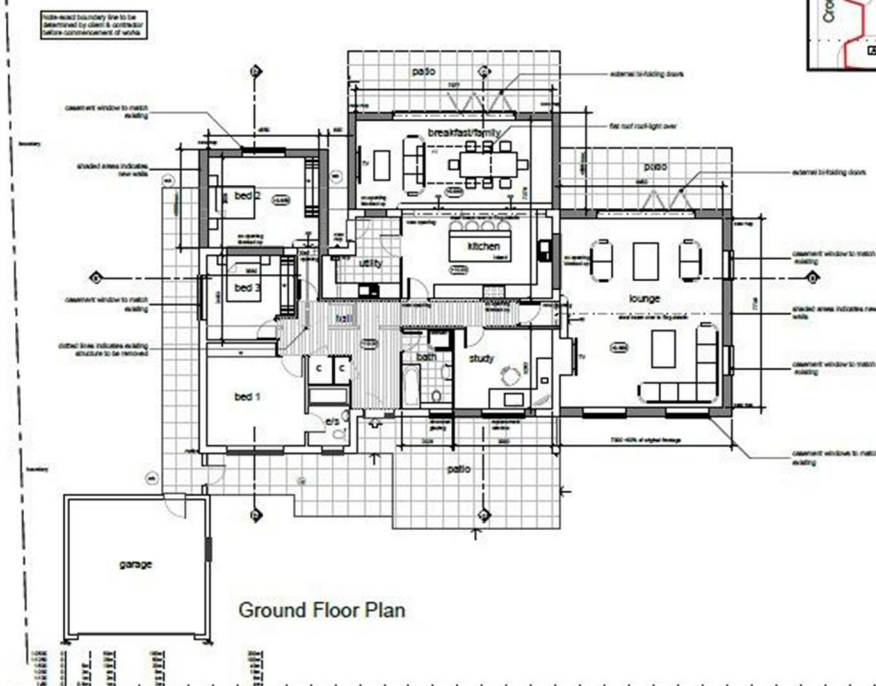
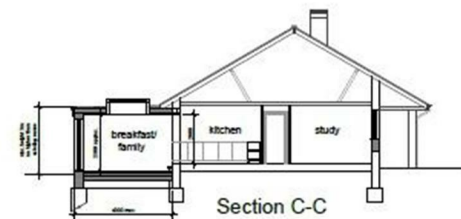
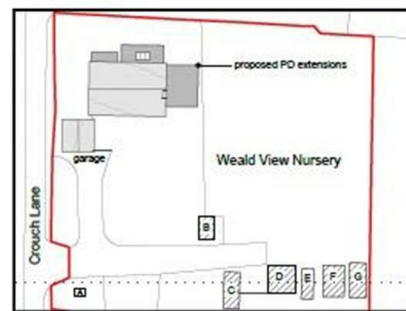


1200m
900m
40m
96m
8m
4m





PERMITTED DEVELOPEMENT VARIANT



CRITERIA FOR PERMITTED DEVELOPMENT, CLASS A

maximum height of extensions 4m.
maximum height of eaves to extensions should not exceed the height of the existing eaves to the dwelling house and be no higher than 3m.
rear extensions should not project more than 4m from the original rear wall.
side extension should not extend beyond a wall which forms the principle elevation of the original dwelling house.
the width of the side extension should be no greater than half the width of the original dwelling house.
the materials used in any exterior work shall be of similar appearance to the exterior of the existing dwelling house.

