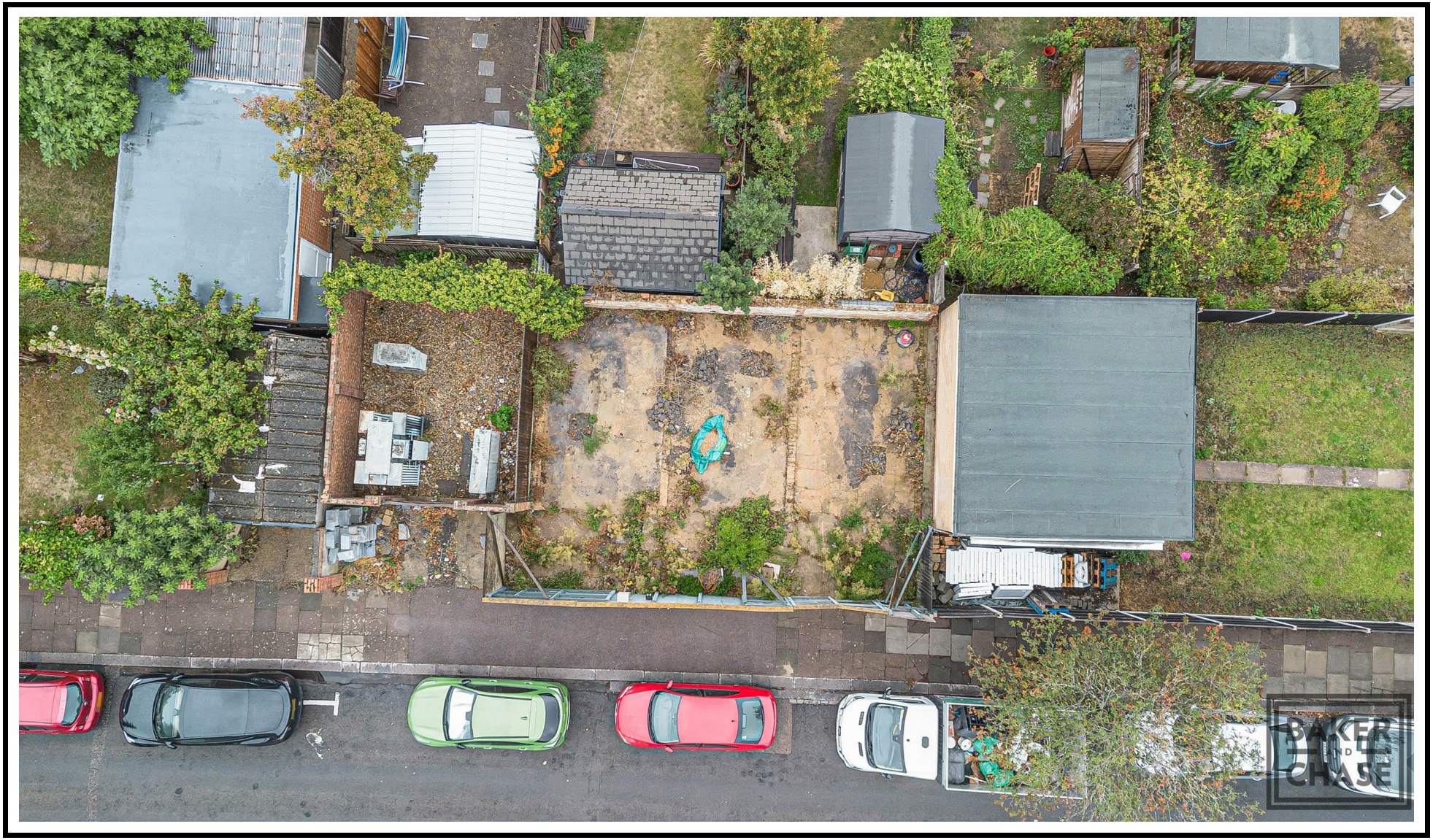


Lightcliffe Road, Palmers Green, London, N13

Under Offer (SSTC)

£150,000 (Freehold)



Consented Single-Plot Development Opportunity — Lightcliffe Road, Palmers Green, London, N13

A rare, ready-to-go opportunity for a small developer or self-builder: a former garage plot on Lightcliffe Road, Palmers Green, with full planning permission already granted for a detached single-storey dwelling (Ref. 23/02716/FUL, 2023).

The latest architect's drawings set out a beautifully specified one-bedroom home of around 60 sq m (approx. 52 sq m internal, plus an 8sq m entrance porch), with underfloor heating, a walk-in dressing room, and a light-filled open-plan kitchen and living space. Specification is high-end throughout — engineered wood flooring, lime-wash painted walls, natural stone feature walling, and a designer bathroom suite — combined with strong sustainability credentials: a biodiversity green roof, rooflights, photovoltaic panels and an air source heat pump.

With the principle of development and detailed design already established, this is a de-risked, right-sized project: a single dwelling rather than a multi-unit scheme, ideal for a first-time developer or owner-builder wanting to project-manage their own home from a strong starting point.

The plot enjoys an excellent Palmers Green location, tucked into a settled residential pocket close to Osborne Road and New River Crescent and surrounded by established housing and gardens. Palmers Green mainline station is a few minutes' walk away, with fast Great Northern services into London King's Cross. Winchmore Hill station and Southgate underground station (Piccadilly line) are also within easy reach, alongside local bus routes.

Day-to-day amenities are close at hand too: the shops, cafés and restaurants of Palmers Green's "Triangle" and Green Lanes are a short walk away, while Broomfield Park offers green open space just around the corner.

A compact, well-documented opportunity to bring a sustainably specified new home to a well-connected, amenity-rich corner of north London.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

a. Pets are not allowed to attend viewings.
b. Additional photos and/or filming of the property internally and externally is not permitted.
c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Site Photos - Google Maps



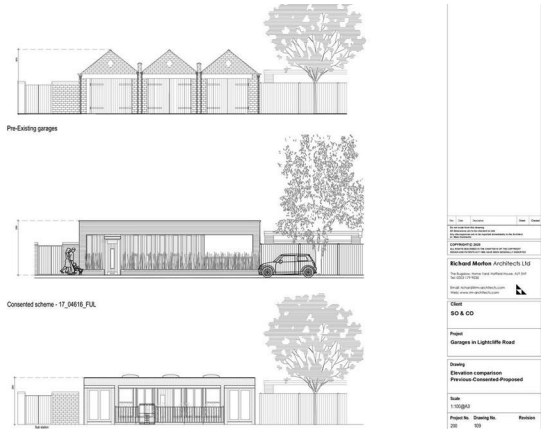












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EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: New Build

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