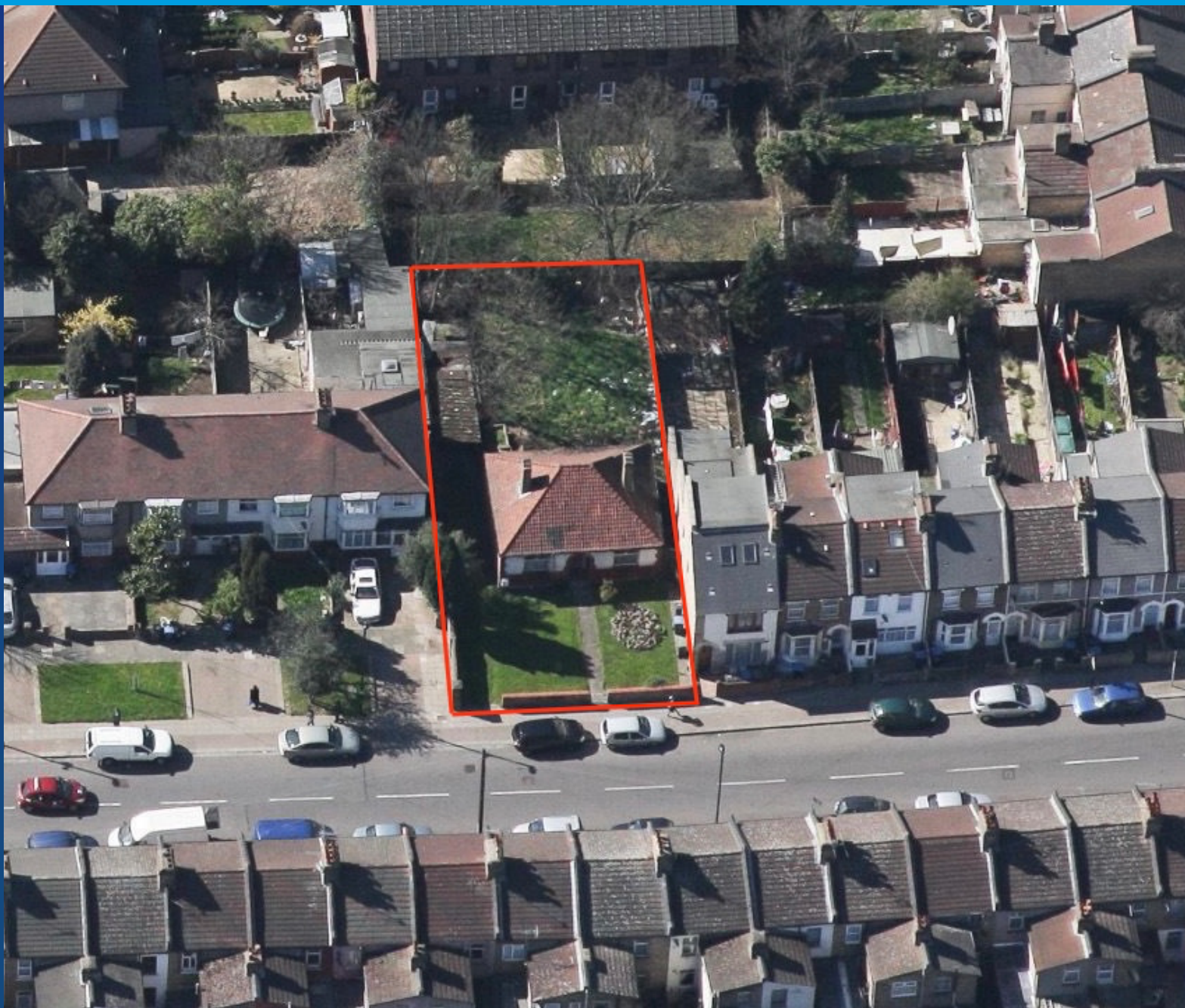


5 DYSONS ROAD,  
EDMONTON  
N18 2DQ

DEVELOPMENT  
OPPORTUNITY

Planning Granted to create a  
new build block of 5 Flats  
(3 x 1 bed & 2 x 2 bed)

Guide Price £750,000



**Location:**

Situated close to the junction of Stockton Road with a 15-minute walk from Meridian Water train station. North circular (A406) is 0.7 miles away and Tottenham Hotspur Stadium 18-minute walk.

**Description:**

The site is presently occupied by a single-storey bungalow to be demolished.

**Planning:**

Planning permission was granted by Enfield Council on the 30th of July 2021 for the demolition of the existing bungalow and the construction of a three-storey block of 5 flats comprising 3 x one-bedroom flats, 2 x two-bedroom flats, together with associated parking and refuse storage.

Link to plans & other documents [Data Room](#)

**Tenure:**

Freehold.

**CIL:**

(Community Infrastructure Levy): £30,799 - to be paid by the incoming developer.

**VAT:**

Not applicable.

**Price:**

Offers sought in the region of **£750,000** subject to contract



**Legal Costs**

Each party to pay their own cost.

**Viewing**

Due to security hoarding required for the site, access is currently restricted from the street, if a site inspection is required it can be arranged by appointment only via sole agents

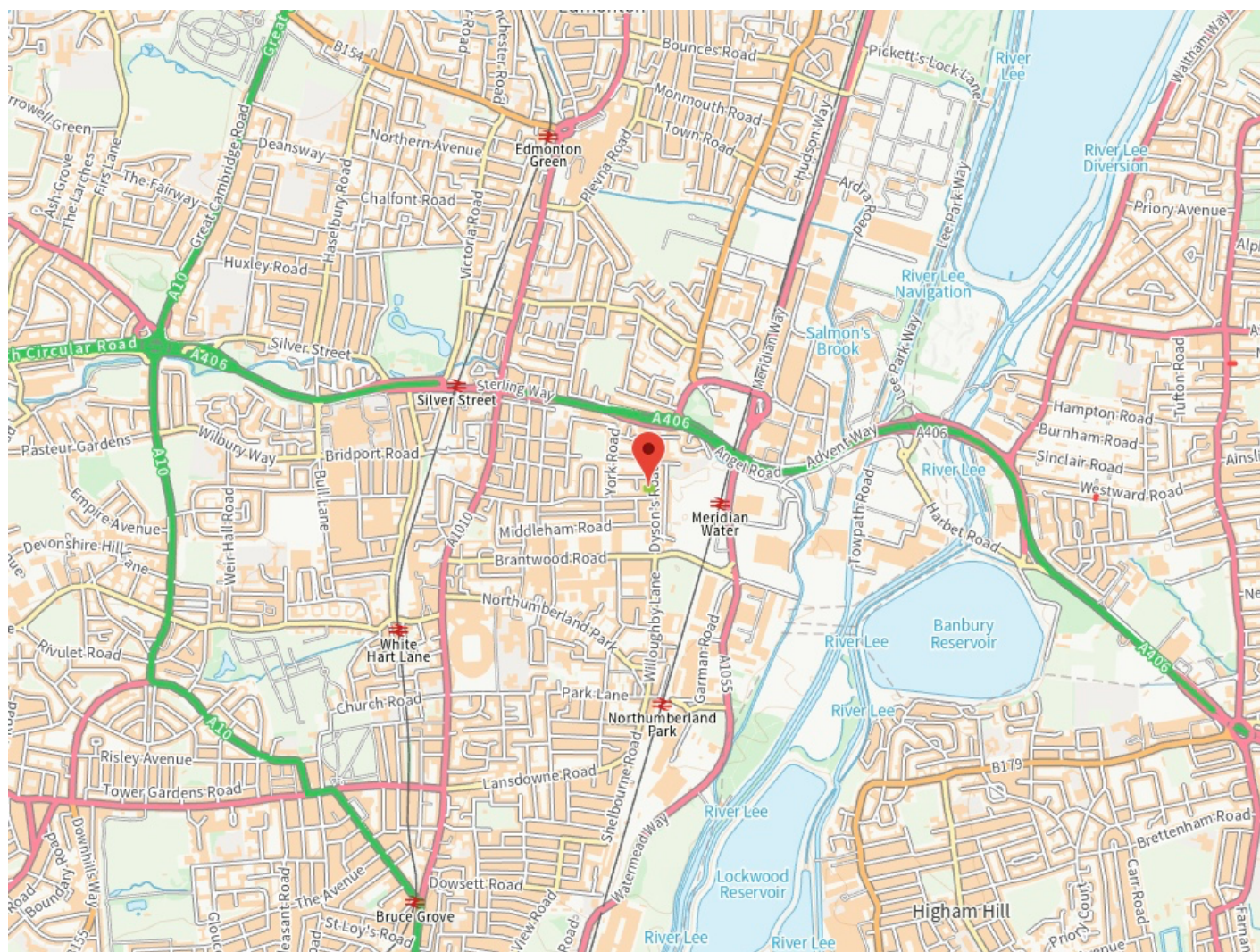
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