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# LAND FOR SALE IN GOFFS OAK, HERTFORDSHIRE

LAND OFF GOFFS LANE & BURTON LANE, GOFFS OAK, EN7 6SQ

INVESTMENT LAND & POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY  
SITUATED NEAR CHESHUNT, POTTERS BAR, ENFIELD, A10 & THE M25 MOTORWAY



Approximately 38 acres of potential redevelopment land, 19 acres of which are used as the Tudor Nursery with glasshouses. The remaining acreage is vacant grassland. The site has been recognised as being in a Potential Growth Location for additional housing within the Broxbourne Borough Local Development Framework.

The site is surrounded on 3 sides by existing residential development. This, combined with the existing structures on site, adds to the considerable 'hope-value' for future development. Vehicular & pedestrian access is currently available from Burton Lane.

The site is located in the large village of Goffs Oak in the south of Hertfordshire. The main towns of Cheshunt & Waltham Cross can be accessed within 3.2 miles. The local infrastructure is well developed providing easy access to local amenities & schools.

It has been reported that there will be a need to find new land for a minimum of around 1,398 dwellings during the period up to 2025 from sites currently in the Green Belt. A further 1,180 new dwellings will need to be developed on Green Belt land between 2025 and 2031.

**Guide Price:** The property is offered at a guide price of £7,000,000 for the outright sale of the whole site. Alternative options such as an overage agreement; a sale and leaseback and a sale on part of the site would be considered.

## TRAVEL

- ◆ 1.4 miles to Cuffley Train Station \*
- ◆ 2.4 miles to the A10
- ◆ 4.2 miles to Junction 25 of the M25
- ◆ 4.9 miles to Oakwood Tube Station
- ◆ 5.9 miles to the A1(M)

\* Journey Times: 11 mins to Hertford;  
34 mins to London Old Street

## LOCATION

- ◆ 0.7 miles to Cuffley
- ◆ 2.6 miles to Cheshunt
- ◆ 3.2 miles to Waltham Cross
- ◆ 3.7 miles to Potters Bar
- ◆ 3.9 miles to Enfield
- ◆ 4.1 miles to Broxbourne
- ◆ 6.1 miles to Hertford

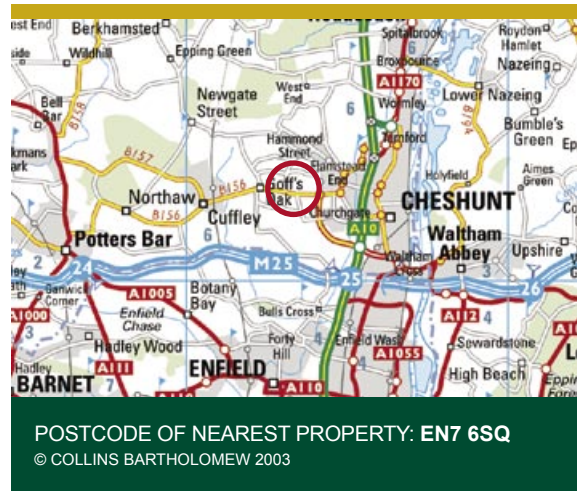
Goffs Oak is classified as a large village, surrounded by developed towns providing an excellent infrastructure.

The Northaw Great Woods are within a mile of the site comprising of extensive woodland managed for recreation and nature conservation. The site is also near to the Lea Valley Country Park; London's biggest open space and covers 26 miles from Ware in North Hertfordshire to the River Thames in London. Lea Valley is also involved in providing venues for the 2012 Olympic Games and has the responsibility for regenerating derelict and neglected land.

The M25 motorway runs to the south of Goffs Oak, accessible within approximately 4 miles. The A10 and A1(M) motorways are also located within short distances, providing travel into London and North to Cambridge and North Hertfordshire. These motorways also make access to international airports easy.

Cuffley Train Station (terminating at Kings Cross) and Cheshunt (terminating at Liverpool Street) are one and two miles from the village centre respectively, and offer fast connection into the city with a journey time of approx. 35 minutes.

The village itself is home to a small selection of convenience stores to meet the local needs. Larger supermarkets can be found in the nearby town of Cheshunt and Enfield.



There are a number of primary and secondary schools within walking distance of Burton Lane, all of which have required exam results that meet and exceed the national average.

## ACCESS

Access is from Burton Lane

## METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

## PLANNING

The land is designated within the Greenbelt and any development would be subject to planning permission.

## HOUSING

Even in today's property market, prices in the area have still remained strong and between the period of January to March 2008, properties have sold at prices 38% above the national average.

## LOCAL AUTHORITY

Broxbourne Borough Council  
Bishops' College, Churchgate  
Cheshunt, Waltham Cross  
Hertfordshire  
EN8 9XQ

## VIEWING

To arrange a site visit, please call 01727 817479 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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