

Kings Oak Nursery, Tingey's Top Lane
Crews Hill, Hertfordshire, EN2 9BJ
Offers in excess of £2,000,000, Freehold

STATONS

Tel: 0208 441 9555

Email: newhomes@statons.com



Existing View



Outlines of proposed buildings

Planning Application
December 2012

36-37 Featherstone Street, London EC1Y 8QZ

PROPOSED MASSING OVERLAYS

G M L Architects

Tel: 020 7490 4299 Fax: 020 7490 4299 info@gmlarchitects.co.uk

1:NTS @A3

1:NTS @A1

3665/129

An excellent opportunity to acquire a redevelopment site of circa 1 acre for which we understand that planning permission has been granted (subject to the signing of the s106 agreement) to construct 4 x 5 bedroom detached properties.

The site sits in an elevated position with views around the Crews Hill area and is located within easy reach of Crews Hill mainline station which offers excellent access to Moorgate.

A copy of the planning application and plans are available upon request.



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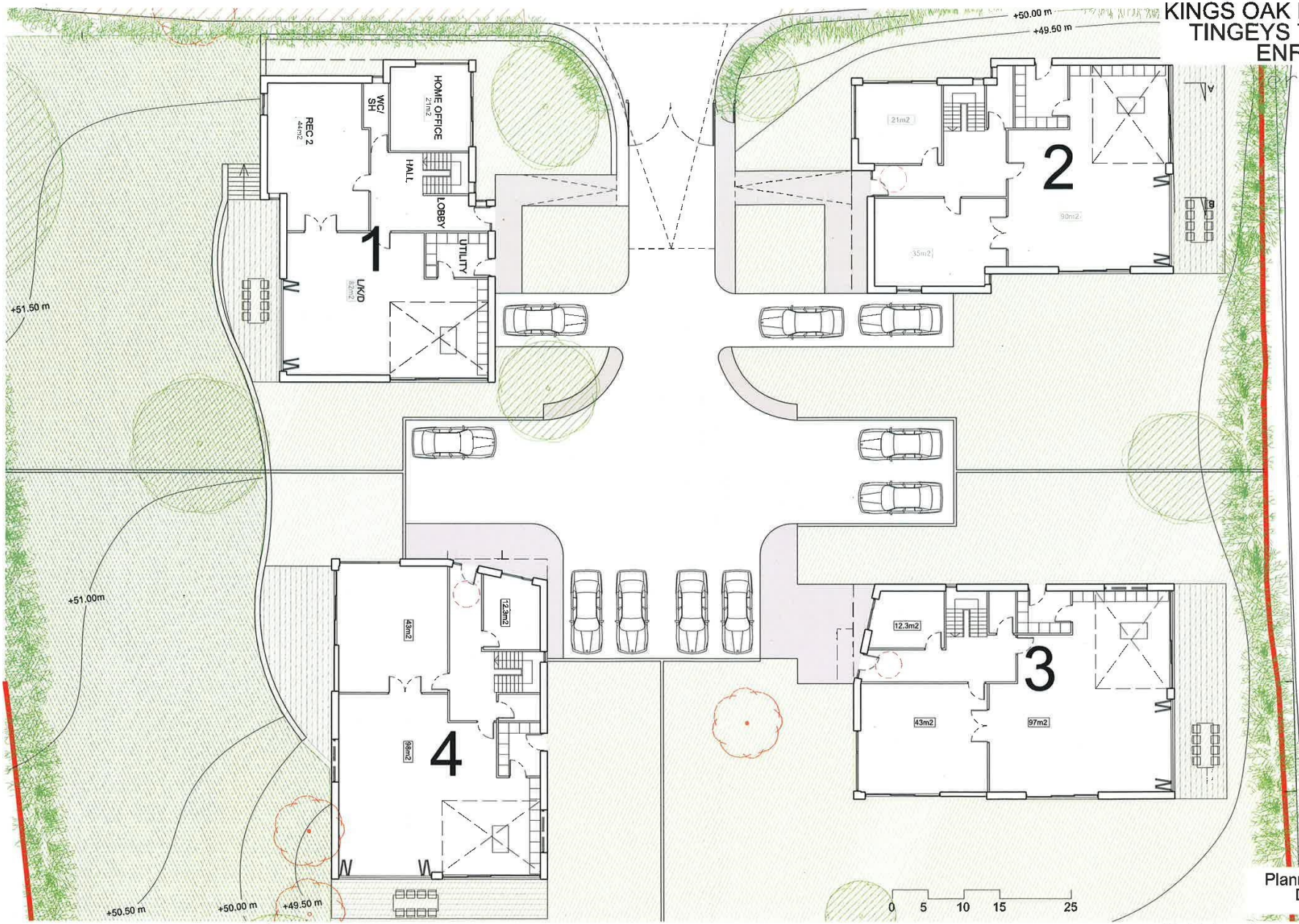
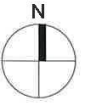
38-37 Featherstone Street, London EC1Y 8QZ
PROPOSED SITE LAYOUT
GROUND FLOOR PLAN



0 5 10 15 25

38-37 Featherstone Street, London EC1Y 8QZ
PROPOSED SITE LAYOUT
FIRST FLOOR PLAN

**KINGS OAK NURSERY
TINGEYS TOP LANE
ENFIELD, EN2**



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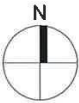
**PROPOSED SITE LAYOUT
GROUND FLOOR PLAN**

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 1:200 @A3 3665/112
 1:100 @A1



**KINGS OAK NURSERY
TINGEYS TOP LANE
ENFIELD, EN2**



Planning Application
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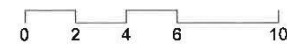
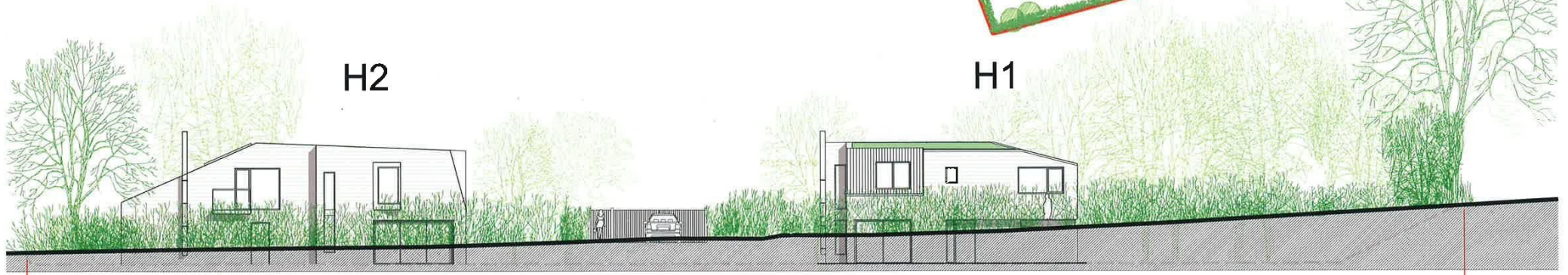
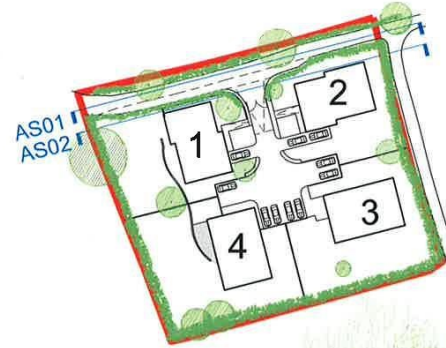
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**PROPOSED SITE LAYOUT
FIRST FLOOR PLAN**

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1:200 @A3 3665/113
1:100 @A1

KINGS OAK NURSERY
TINGEYS TOP LANE
ENFIELD, EN2



PRECEDENT

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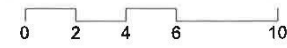
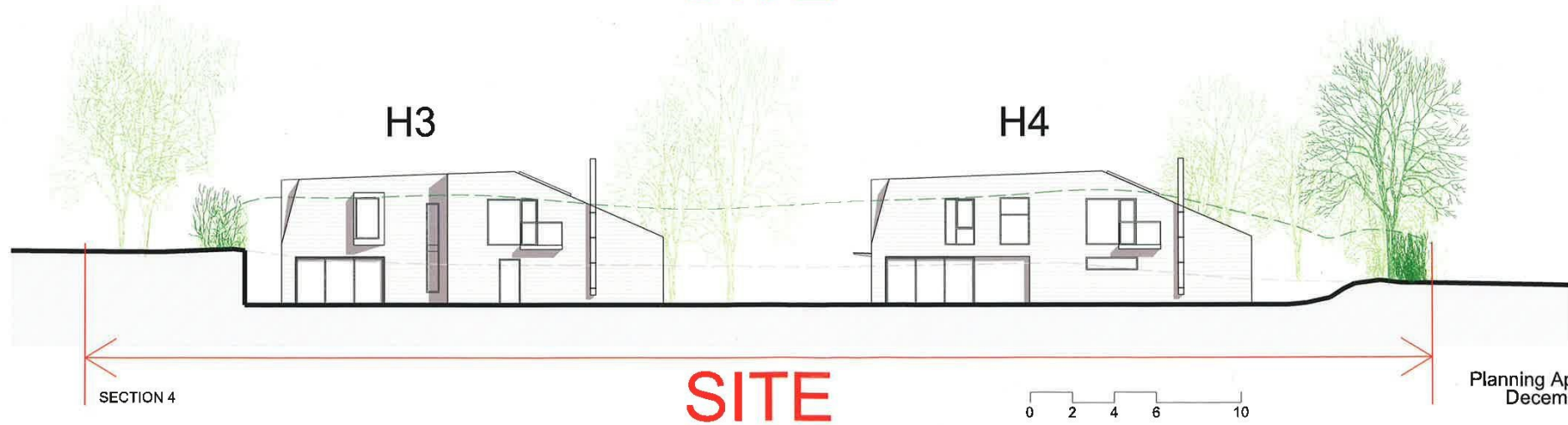
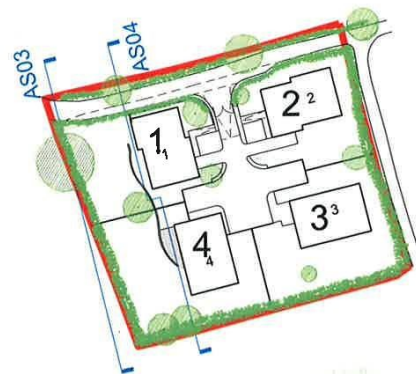
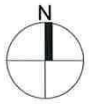
SECTION 1 - TINGEY'S TOP LANE

1: 200 @A3

3665/ 115

1: 100 @A1

KINGS OAK NURSERY
TINGEYS TOP LANE
ENFIELD, EN2



Planning Application
December 2012

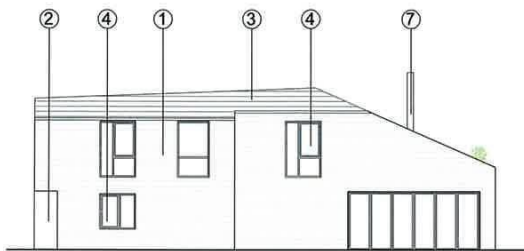
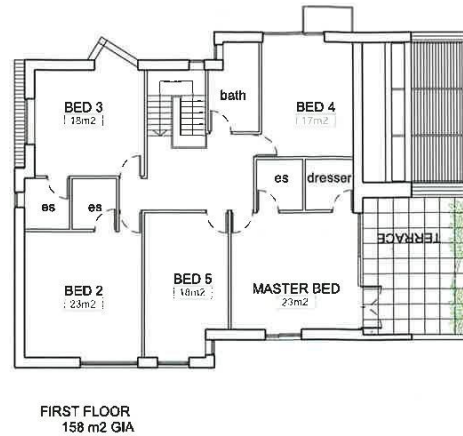
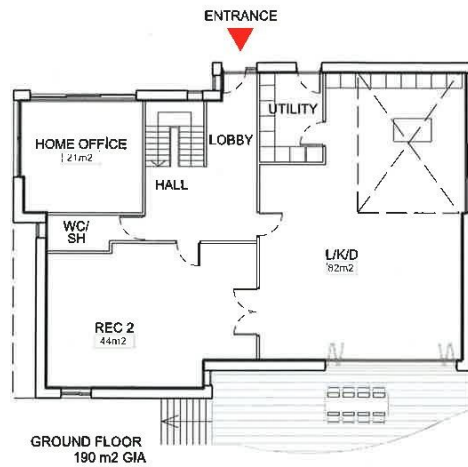
36-37 Featherstone Street, London EC1Y 8QZ

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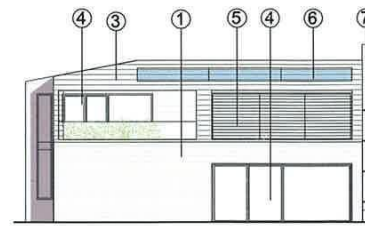
PROPOSED SECTION 2

Tel: 020 7490 4299 Fax: 020 7490 4299 Info: gmlarchitects.co.uk
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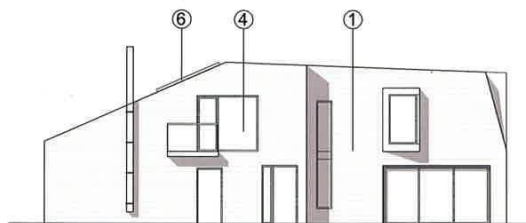
KINGS OAK NURSERY
TINGEYS TOP LANE
ENFIELD, EN2



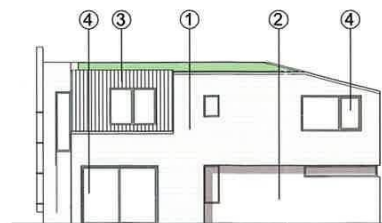
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

MATERIALS

1. Horizontal timber cladding
2. White render
3. Slate roof tiles
4. Aluminium framed windows
5. External timber louvres
6. Photovoltaic panels
7. Stainless steel chimney flue
8. Glass balustrade with metal handrail



Planning Application
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HOUSE 1

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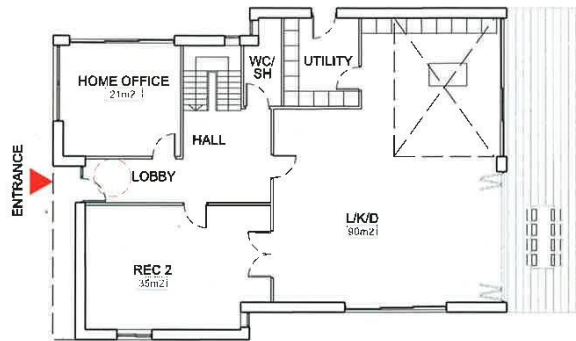
Tel: 020 7490 4299 Fax: 020 7490 4299 Info@gmlarchitects.co.uk

1:200 @A3

1:100 @A1

3665/121

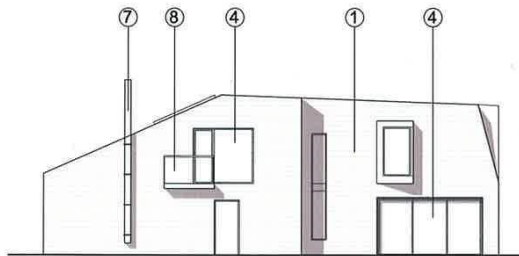
KINGS OAK NURSERY
TINGEYS TOP LANE
ENFIELD, EN2



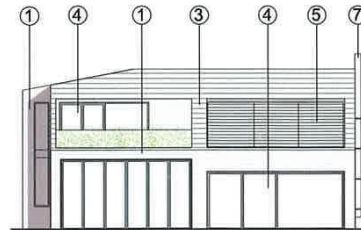
GROUND FLOOR
190 m2 GIA



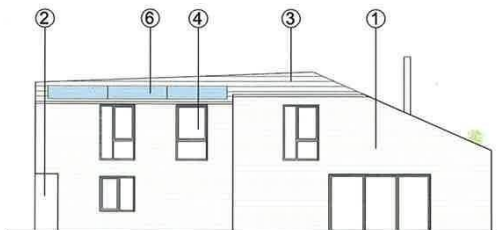
FIRST FLOOR
148 m2 GIA



SIDE ELEVATION



REAR ELEVATION



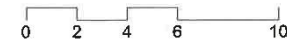
SIDE ELEVATION



FRONT ELEVATION

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HOUSE 2

Planning Application
December 2012

G M L Architects

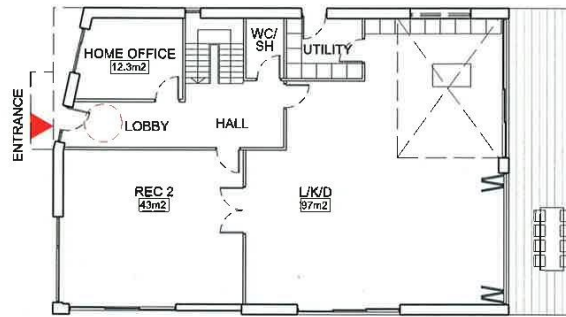
Tel: 020 7490 4299 Fax: 020 7490 4299 Info: gmlarchitects.co.uk

1:200 @A3

1:100 @A1

3665/122

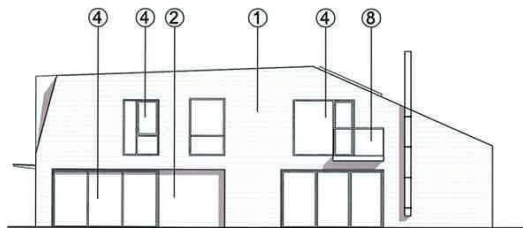
KINGS OAK NURSERY
TINGEYS TOP LANE
ENFIELD, EN2



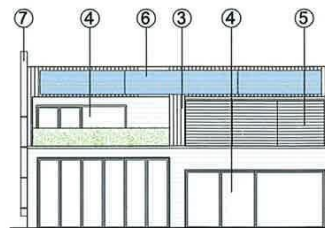
GROUND FLOOR
192 m² GIA



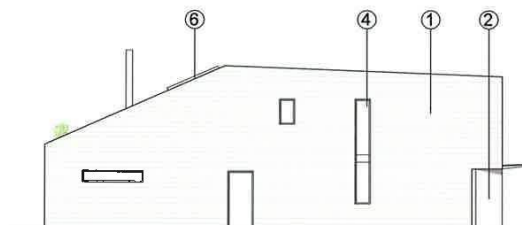
FIRST FLOOR
145 m² GIA



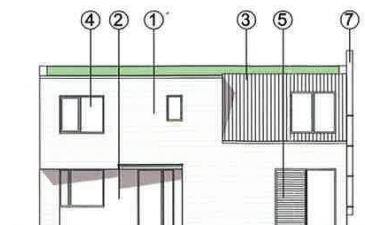
SIDE ELEVATION



REAR ELEVATION



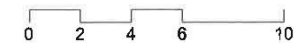
SIDE ELEVATION



FRONT ELEVATION

MATERIALS

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HOUSE 3

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1:200 @A3

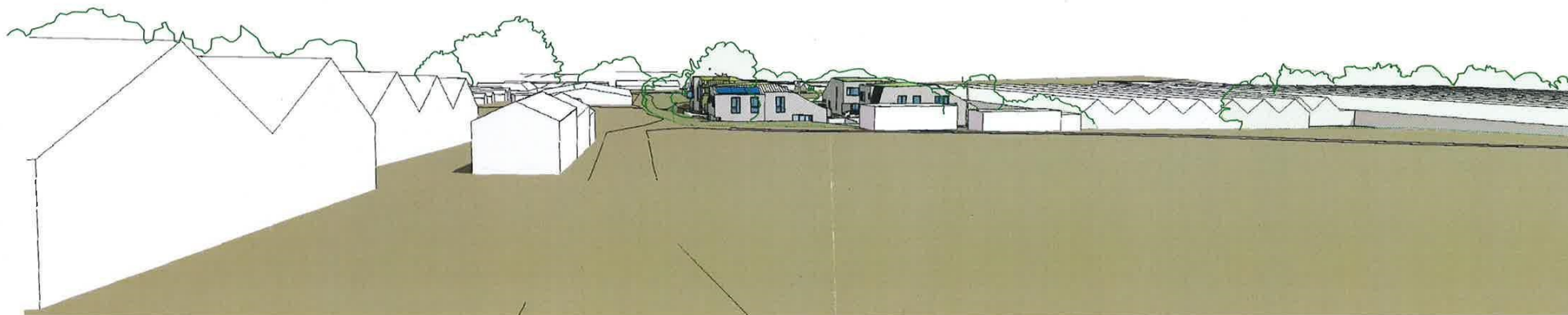
3665/123

1:100 @A1

KINGS OAK NURSERY
TINGEYS TOP LANE
ENFIELD, EN2



Perspective from 30 metres above ground



Photomatched view of model

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1:NTS @A3

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3665/130