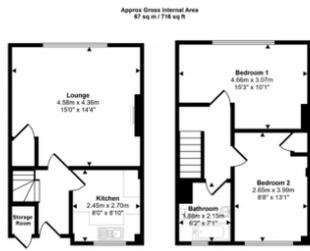




Property Description



6A Holme Close - Cheshunt, Waltham Cross EN8 8ST

A two bedroom first and second floor flat, in need of modernisation, well located for the transport links and amenities of Cheshunt.

Vacant

Key Features

- **To be offered on Monday 24 November**
- Two bedroom first and second floor flat
- In need of modernisation
- Well located for local amenities
- Leasehold. A new 125 year lease will be granted on completion. Please refer to the legal pack for more information
- Vacant

Vacant

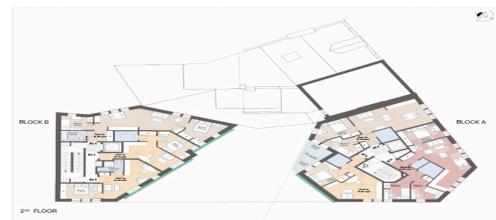
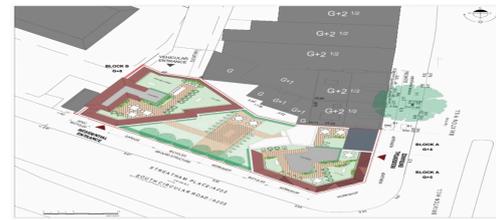
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GROSS DEVELOPMENT APPRAISAL



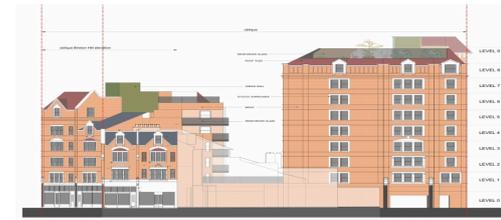
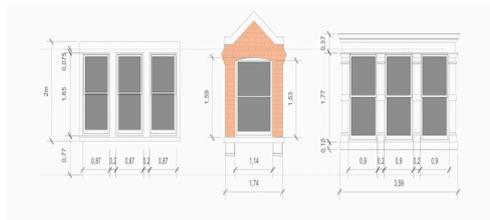
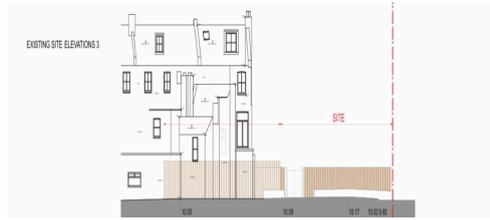
Units Type (HMO 8 Beds)	Units
Ground Floor - Entrance Hallway, Open Plan Living / Dining Room, Kitchen.	0
First Floor - Three Bedrooms, Bathroom/WC.	3
Total Units	3

existing & proposed Floor Plans



SITE LOCATION PLAN-Existing, Drw C02-P-001	GROUND FLOOR PLAN-EXISTING, Drw C02-P010	Proposed Floor Plan Level 05 Drw 00429 PA PR 335
Existing Location Plan Drw 00429 PA PR A 100		Proposed Floor Plan Level 06 Drw 00429 PA PR 336
Existing Block Plan Drw 00429 PA PR A 100	Proposed Floor Plan Level 01 Drw 00429 PA PR 321	Proposed Floor Plan Level 07 Drw 00429 PA PR 337
Existing Survey Site Plan Drw 00429 PA PR A 100	Proposed Floor Plan Level 02 Drw 00429 PA PR 332	Proposed Floor Plan Level 08 Drw 00429 PA PR 338
Propose General Site Plan Drw 00429 PA PR 200	Proposed Floor Plan Level 03 Drw 00429 PA PR 323	Proposed Lower Roof Plan Drw 00429 PA PR 329
Proposed Ground Floor Plan Drw 00429 PA PR 320	Proposed Floor Plan Level 04 Drw 00429 PA PR 324	Proposed Upper Roof Plan Drw 00429 PA PR 330

existing & proposed elevations



Existing Site Elevations 1 Drw 00429 PA PR A 100	Proposed Corner Elevation Drw 00429 PA PR 605	Proposed South East Elevation Drw 00429 PA PR 601
Existing Site Elevations 2 Drw 00429 PA PR A 100	Proposed Window Details Drw 00429 PA PR 605	Proposed South West Elevation Drw 00429 PA PR 600
Existing Site Elevations 3 Drw 00429 PA PR A 100	Proposed North East Back Elevation Drw 00429 PA PR 603	Proposed Section A-A Drw 00429 PA PR 605
Proposed Courtyard Elevation Block B and Section C Drw 00429 PA PR 604	Proposed North West Elevation Drw 00429 PA PR 602	Proposed Section B-B Drw 00429 PA PR 605

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ACCOMMODATION AREAS SCHEDULE (EXCEL)	LK STUDIOS - PLANNING APPLICATION (EXCEL)
ACCOMMODATION AREAS SCHEDULE (PDF)	LK STUDIOS - PLANNING APPLICATION (PDF)

SURVEYS & REPORTS

<u>Flood Risk Assessment & Surface Water Drainage Strategy</u>	<u>Energy Statement - EPS Group</u>
<u>Geotechnical Ground Investigation Report</u>	<u>Daylight Sunlight Report - Waldrams</u>
<u>Design and Access Statement</u>	<u>Construction Method Statement</u>
<u>Arboricultural Report</u>	<u>Decision Notice - 23/P0447</u>
<u>Planning Council - 23/P0447</u>	

Planning & Application

Reference	Decision	Decision Issued Date	Status	Proposal
<u>18/02406/FUL</u>	Application Withdrawn	Wed 03 Oct 2018	Withdrawn	Use of vacant site as a temporary hand car wash, together with creation of a vehicular crossover, erection of an entrance/exit gate, and erection of a temporary canopy. (REVISED DRAWINGS).
<u>98/00889/OUT</u>	Grant Permission	Mon 22 Feb 1999	Decided	Renewal of outline permission granted 15/12/93 for the erection of a part 2 and part 4 storey building with retail and restaurant uses on the grd flr, offices on part of the 1st flr and 9 residential units in the remainder.
<u>97/00493/FUL</u>	Refuse Permission	Tue 19 Aug 1997	Decided	Formation of a vehicular access at Streatham Place near to the junction with Brixton Hill.

Decision Notice(18/02406/FUL)

DISCLAIMER

Valuations & Appraisals by Sleek are strictly estimates only and you should use them on that basis. The valuation Model analyses prices for equivalent properties sold or sold in the area. These properties may differ in ways that we do not or cannot consider. Valuations are subjective and based on market forces, which may change. Valuations must not be used for property sale, purchase, mortgage or related purposes. You should seek a professional valuation from a qualified surveyor before deciding whether to buy or sell a property. We shall not be liable for any losses you or anyone else suffer due to relying on the valuations. This includes not being liable for any loss of property, loss of bargain, loss of capital through over-payment or under-sale or for any indirect, special or consequential loss.