



SITUATION

Located close to the junction with Hendon Lane in this popular and sought-after residential area, less than ¾ of a mile from the shopping facilities of Finchley Central and Finchley Central Underground Station (Northern Line), less than 1½ miles from Brent Cross Shopping Centre and approximately 7 miles north of Central London.

PROPERTY

A mainly **Rectangular Shaped Site with Outline Planning (see Planning)**. The Site includes a dilapidated timber frame Garage and benefits from a dropped kerb to the road.

ACCOMMODATION

Site Frontage	41'0"
Site Depth	120'0"
Site Area	Approx 4,850 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING

Outline Planning Permission was granted on 3rd June 2021 by the London Borough of Barnet (Planning ref: 21/1741/OUT) for: Outline application for construction of 2no. two-storey plus rooms in roofspace single family dwellings with associated amenity space to rear, off street car parking, bin storage and bike storage to front.



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- The 2 proposed Semi-Detached Houses will **each** provide the following accommodation:
 - Ground Floor: Entrance Hall, Living Room, Kitchen/Dining Room, Utility Room/WC.
 - 1st Floor: 3 Bedrooms (1 with ensuite Bathroom/WC), Family Bathroom/WC.
 - 2nd Floor: 1 Bedroom with ensuite Bathroom/WC.
- GIA of each House is Approx. 1,990 sq ft.
- Each House will have 2 open car parking spaces at the front.

Planning Documentation and Plans are available in the Legal Pack.

Vacant Site with Planning for 2 Houses

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Joint Auctioneers

Athawes, Son & Co.
Tel: 020 8992 0056 Ref: Mark T. Stevens
Email: mark@athawes.co.uk

Vendor's Solicitors

Wrigleys Solicitors
Tel: 0113 244 6100 Ref: Caroline Wilson
Email: caroline.wilson@wrigleys.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

