

EAST FINCHLEY, LONDON, N2 8HS

A FREEHOLD UNCONSENTED DEVELOPMENT OPPORTUNITY

FOR SALE ON BEHALF OF FIXED CHARGE RECEIVERS

VANDERMOLEN

A freehold unconsented development opportunity for sale on behalf of fixed charge receivers.

A planning consent was approved in January 2007 for the erection of 8 luxury apartments (2×1 beds, 6×2 beds), however this was never implemented.

The site extends to an area of 0.13 acres/0.05 hectares.

The net saleable area of the approved proposed developed site was 5,403 sq ft/501.95 sqm.



LOCATION

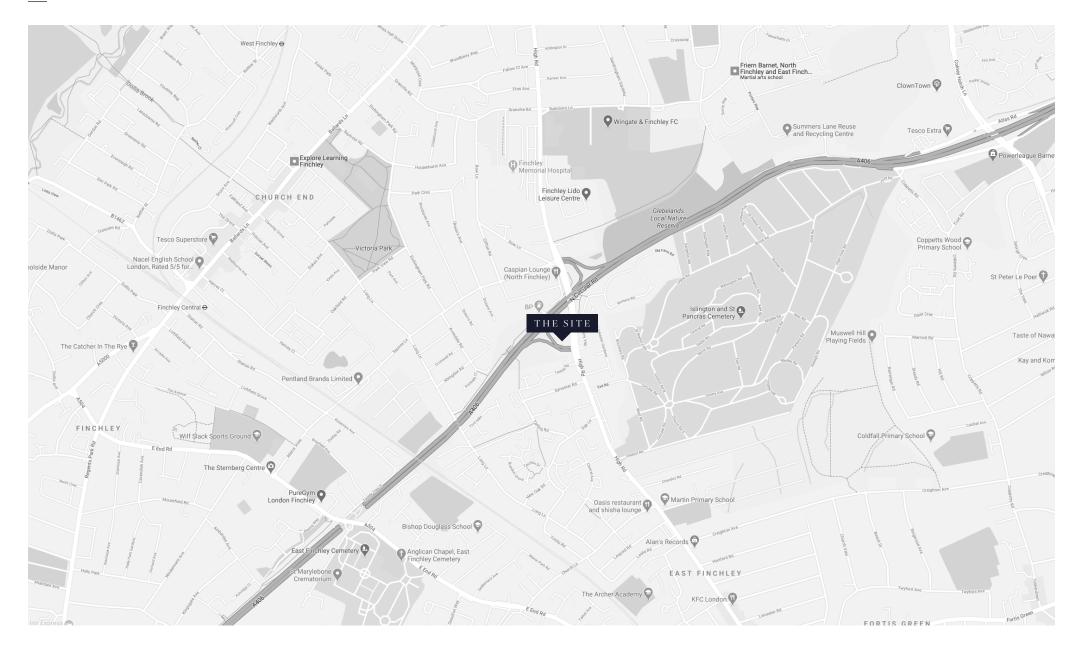
The site is positioned directly off the High Road and is approached via a slip Road with the only current direct access from the rear.

It is located in East Finchley within the London Borough of Barnet. The site is well postioned in terms of transport links, lying adjacently to the North Circular (A406) which provides easy access to the M1. Finchley Central tube station is the closest underground station, which is 1.4 miles away, providing access into King's Cross St Pancras and Euston in 20 minutes, Tottenham Court Road in 25 minutes and London Bridge in 30 minutes via the Northern Line.

The site has a wide variety of local amenities including Glebelands Local Nature Reserve half a mile away. The Great North Leisure Park is also within walking distance (8-minute walk) which offers a range of restaurants such as Wagamama, Pizza Hut, Nando's and McDonald's as well as occupiers including Vue Cinema and David Lloyd Leisure Centre.

THE SITE

NOTE:- Reproduced from the Ordnance Survey Map. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.



THE OPPORTUNITY

The subject site has a historic planning application for the "erection of a three-storey building with lower ground floor level comprising a total of 8no. self-contained flats.

Associated provision of off-street parking spaces and changes to landscaping." [C14061F/06]. The flats are configured as 2×1 beds and 6×2 beds. The total saleable area of the proposed scheme was 5,403 sq ft.

The site can currently only be accessed from the rear.

CONDITION

The subject site is currently overgrown by shrubbery.









CONTACT

For further information please contact:

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PLANNING

There is currently no planning consent in place, however a planning application was approved in 2007 for the "Erection of a three-storey building with lower ground floor level comprising a total of 8no. self-contained flats. Associated provision of off-street parking spaces and changes to landscaping." [C14061F/06]. However, this consent was never implemented and has now lapsed.

TENURE

The site is being sold freehold with the benefit of vacant possession.

PRICE

We are guiding offers in excess of £500,000.

METHOD OF SALE

The property is for sale by way of private treaty on behalf of fixed charge receivers.

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The Misrepresentation Act 1967.