

Aerial view looking west

CLORE MANOR

160-170 GREAT NORTH WAY,
HENDON, LONDON
NW4 1EH

NORTH LONDON
DEVELOPMENT / INVESTMENT
OPPORTUNITY



VANDERMOLLEN
REAL ESTATE

Executive Summary

Development / Investment opportunity on the border of Hendon and Finchley, within the jurisdiction of the London Borough of Barnet.

A three storey building which extends to approximately 3,082 sq m (33,179 sq ft) GIA and occupies a 0.40 hectare (0.98 acre) site.

Most recently in use as a 72 bedroom residential care home (C2). There is potential for refurbishment or development of the site for alternative uses, subject to the necessary permissions.

Located approximately 1.6 km (1 mile) south west of Finchley Central Underground Station (Northern Line).

For sale freehold with vacant possession.



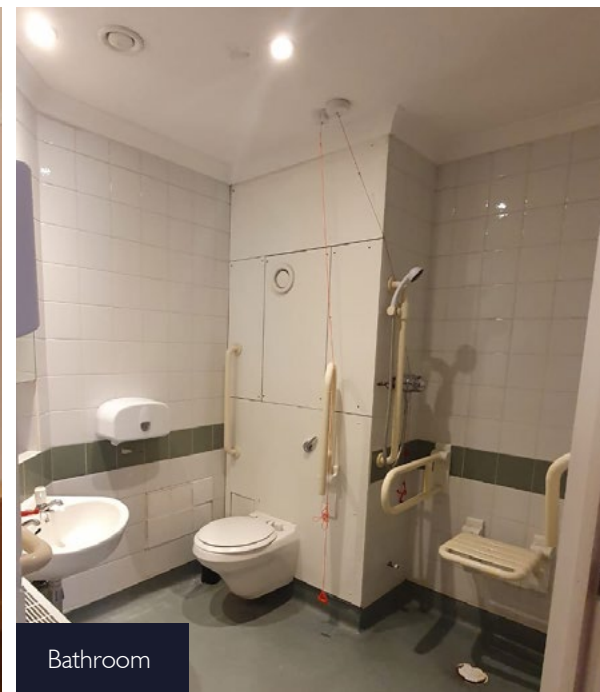
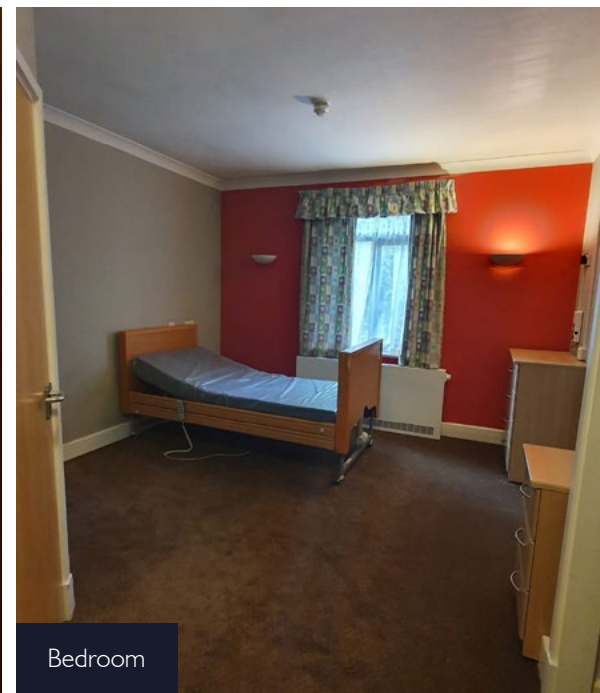
The Site

The property comprises a part-one, part-two and part-three storey building with distinct wings and a large courtyard / gardens to the rear.

The property is accessed from the northbound carriageway of the Great North Way (A1). The site extends to approximately 0.4 hectares (0.98 acres). The property was most recently in use as a care home (C2 planning use class), comprising 72 individual bedrooms along with residents amenity space, and other rooms used for the operation of such a facility including offices and store rooms. The property extends to 3,082 sq m (33,179 sq ft) total GIA.

Area Summary

Ground Floor	1,511 SQM	16,264 SQFT
First Floor	983.7SQM	10,588 SQFT
Second Floor	587.8 SQM	6,327 SQFT



The Site



*Not to scale

* For illustration purposes only

Location

The site is located on the border of Hendon and Finchley, two affluent residential suburbs of London, situated approximately 12.5 km (7.8 miles) north of Central London. The site is situated to the north east of Hendon and south west of Finchley. The surrounding area is predominantly residential, with two and three storey houses along Tenterden Drive and Cedars Close. To the immediate west of the site is a seven storey block of flats - Westchester Court.

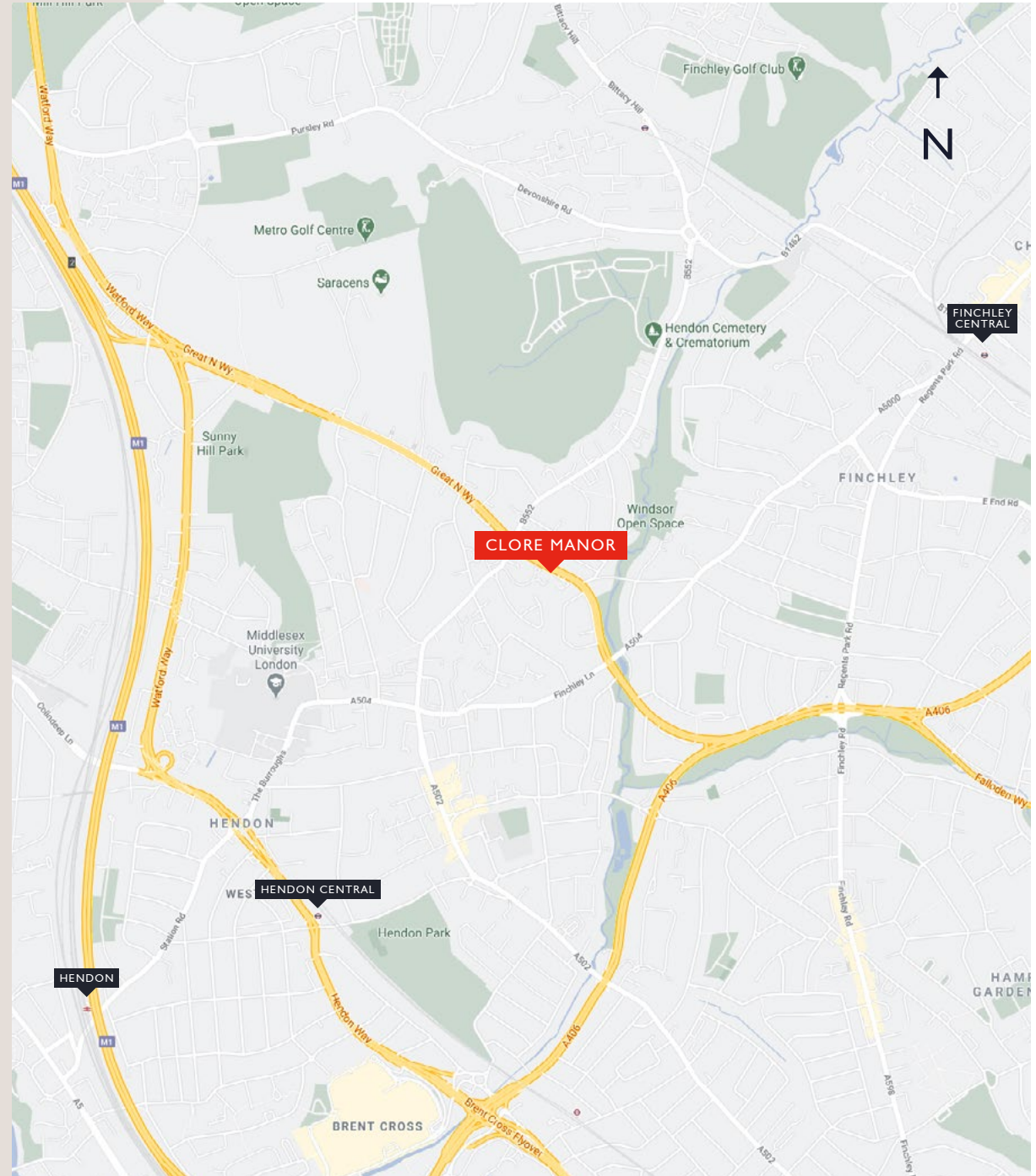
Connectivity

The site is located approximately 1.6 km (1 miles) south west of Finchley Central Underground station (Northern Line) and offers direct services to King's Cross St Pancras (12 minutes), Tottenham Court Road (21 minutes) and Bank (27 minutes) (Source: TFL). It is approximately 1.9km (1.2 miles) north east of Hendon Central Underground Station which also offers Northern Line services.

A number of bus routes run nearby providing regular services to Edgware, Golders Green, Mill Hill, Colindale and Central London. The site has excellent access to the Great North Way and the North Circular Road (A406) which in turn allows for connections to the national motorway network via the M1 and M25.

* Not to scale

* For illustration purposes only



Planning

The property falls within the jurisdiction of the London Borough of Barnet. The property is not listed and the site does not fall within a Conservation Area. In the adopted Local Plan the site does not fall within an allocation. The site has potential for alternative uses, subject to the necessary planning consents.

Existing Plans

Ground Floor

1,511 SQM
16,264 SQFT

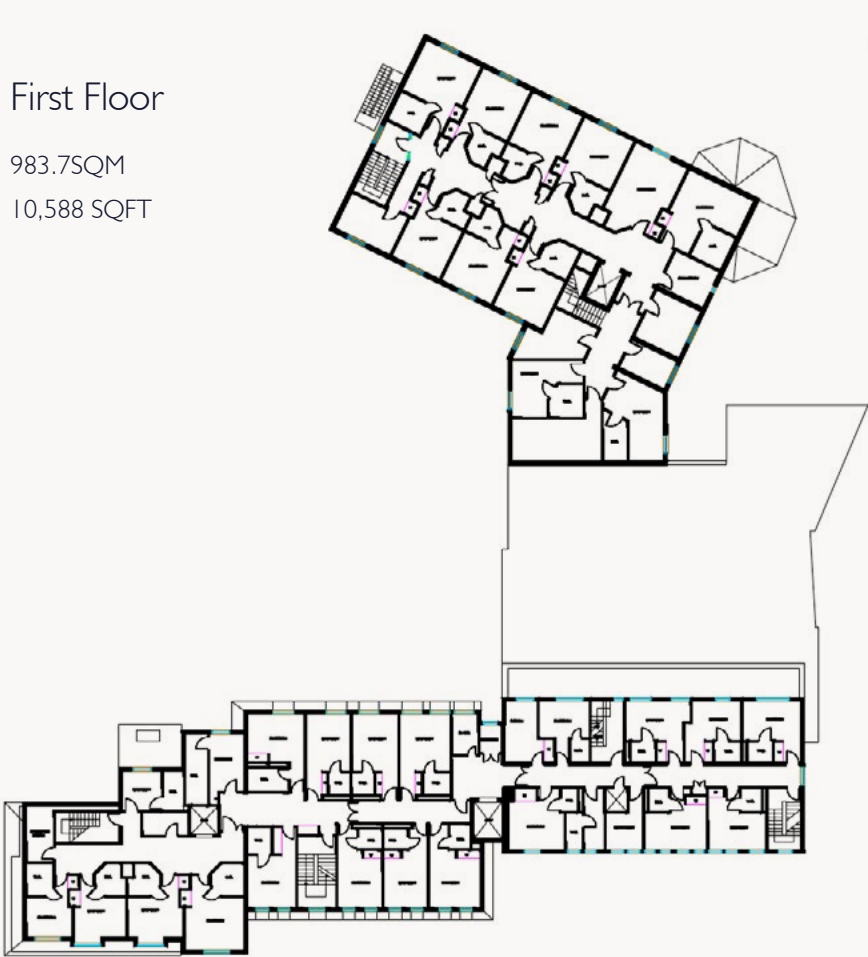


*Not to scale

Existing Plans

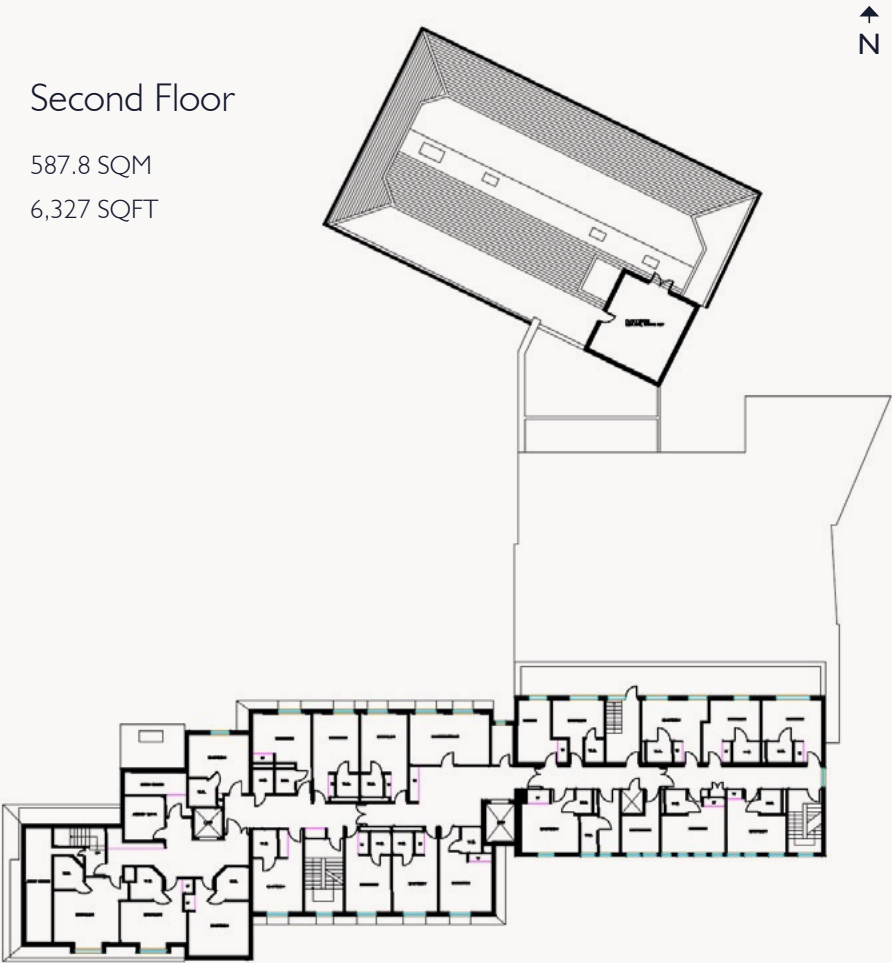
First Floor

983.7SQM
10,588 SQFT



Second Floor

587.8 SQM
6,327 SQFT





Aerial view looking west



Method of Sale

The property is for sale freehold by way of informal tender (unless sold prior).

VAT

The property is [not] elected for VAT.

EPC

The property has an EPC rating of B. The EPC Certificate and Recommendations Report are available on the dataroom.

Viewings

Viewings are strictly by appointment. Please contact the joint sole selling agents to make an appointment.

Further Information

Further plans and information are available by clicking [here](#).

Contact Details

Vandermolen RE

Jonathan Vandermolen

T: +44 (0) 783 150 9965

E: jv@vandermolenre.co.uk

Sam Phillips

T: +44 (0) 795 634 1581

E: sp@vandermolenre.co.uk

Zach Harris

T: +44 (0) 754 061 2327

E: zh@vandermolenre.co.uk

Savills UK

Darren Arnold

T: +44 (0) 20 7409 9926

E: darnold@savills.com

Sean Cooper

T: +44 (0) 20 7409 9948

E: scooper@savills.com

Hugh Bushell

T: +44 (0) 20 7075 2860

E: hbushell@savills.com

The Misrepresentation Act 1967.

Vandermolen RE and Savills UK for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. January 2021