

# DOLMAN CLOSE

Finchley, London, N3 2RR



## Key Highlights

- Located in Finchley, North London
- Planning permission for 60 self-contained residential units (Ref: 22/3385/FUL)
- 1.45km (0.9 miles) from Finchley Central London Underground Station
- Potential for alternate uses such as a care home, education or HMO/hostel subject to necessary consents
- Site extends to 0.24 hectares (0.60) acres

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Aerial image of existing site

## Location

The site is located in Finchley, an affluent and predominately residential area of North London. The site falls within the London Borough of Barnet and is not situated in a conservation area.

## Description

The Site comprises land at Dolman Close, a private road located off Avondale Road and covers an area of 0.24 hectares (0.6 acres) which is broadly rectangular in shape. It features two decommissioned brick buildings, a former mortuary and an ancillary residential building, both with Sui Generis use. To the north-east lies Tudor Primary School, to the south-west is a fire station and the North Circular Road (A406) borders the road to the southeast. Across the A406, accessible by a footbridge, are allotment gardens and low rise housing, providing an open aspect.



Site Plan (Promap) Not to scale

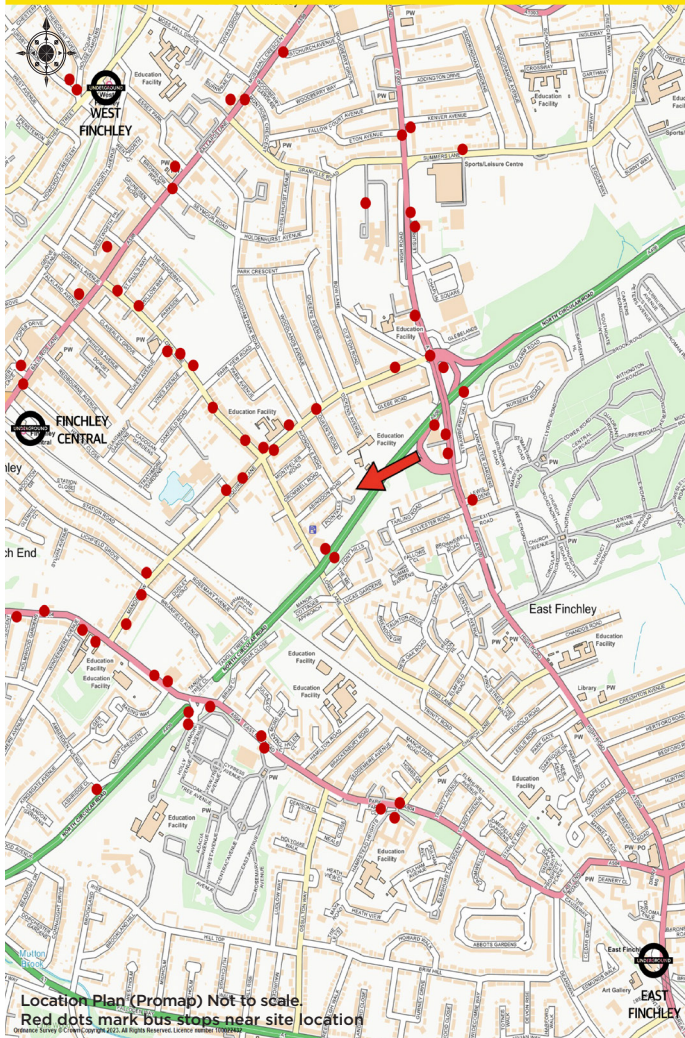
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## Connectivity

The site offers good connectivity with a variety of transportation options available.

Finchley Central London Underground is located 1.45km (0.9 miles) north west of the site and provides regular service to Central London via the Northern Line.

Bus stops are situated to the north of the site along Squires Lane, 0.3 km (0.2 miles) away. Buses 382, 143, and 263 service Barnet Hospital, Mill Hill East, and Archway. Buses 112 and 232 head southwest along the North Circular providing access to Ealing Broadway and Turnpike Lane.

Close proximity to the North Circular Road (A406), the A1 and M1 offers easy access to London and the motorway network.

## Planning Permission

Planning permission (Ref: 22/3385/FUL) was granted in December 2022 for:

*'Erection of a three to five storey building containing 60no. self-contained residential units with associated amenity space, landscaping, parking, servicing access and cycle and refuse store facilities'*

Permission was granted subject to a Section 106 Agreement, which provides for 56 x 1 bedroom Intermediate Affordable Units, 4 x 2 bedroom homes and total contributions of £155,150.

CIL liability has been estimated at £325,031 after relief. The applicant has been granted CIL relief for the approved mix of affordable housing.

## Alternative Development Potential

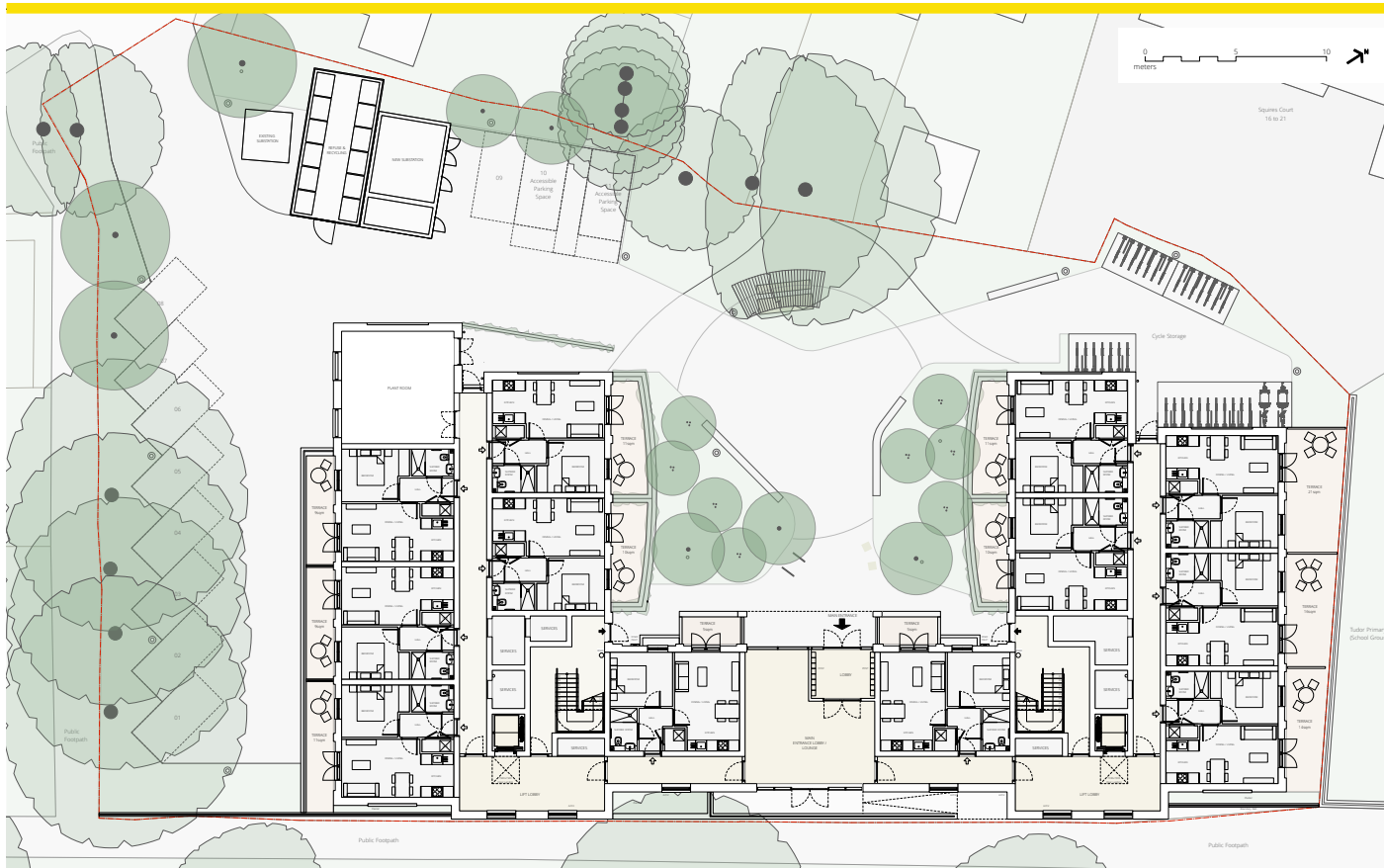
We are of the opinion that the planning scheme could also be easily adapted for a care home or other projects, such as educational facilities or a HMO/Hostel, subject to obtaining the necessary consents.

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Indicative floorplan of consented scheme - Not to scale

## Viewings

The Site may be inspected strictly by appointment only through the Vendor's sole selling agents, Savills.

## VAT

The Site is elected for VAT.

## Method of sale

The Site will be sold by way of an informal tender (unless sold prior). Closing date for the submission of offers to be announced in due course.

## Anti-money laundering

The successful bidder will be required to provide the usual information to satisfy the AML requirements once heads of terms are agreed.

## Title and Tenure

Freehold with vacant possession.

## Further information

Further information including planning, technical and legal documentation available at:

<https://sites.savills.com/dolmanclose>

## Contact

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