



Site boundary indicative only

# NORTH LONDON INVESTMENT / DEVELOPMENT OPPORTUNITY

THE GRANGE, 33-34 WOODSIDE GRANGE ROAD, LONDON N12 8SP





## EXECUTIVE SUMMARY

- A development / investment opportunity in Woodside Park, close to the amenities of North Finchley in the London Borough of Barnet.
- A 738 sq m (7,938 sq ft) GIA three storey residential care home, on a site that extends to 0.18 hectares (0.43 acres). Parking to the front and a large garden to the rear.
- The property is in use as a care home (C2 use). There is potential for conversion of and extensions to the property, or redevelopment of the site for alternative uses, including residential, subject to the necessary permissions.
- Located 180 metres from Woodside Park Underground Station (Northern Line).
- For sale freehold with vacant possession.

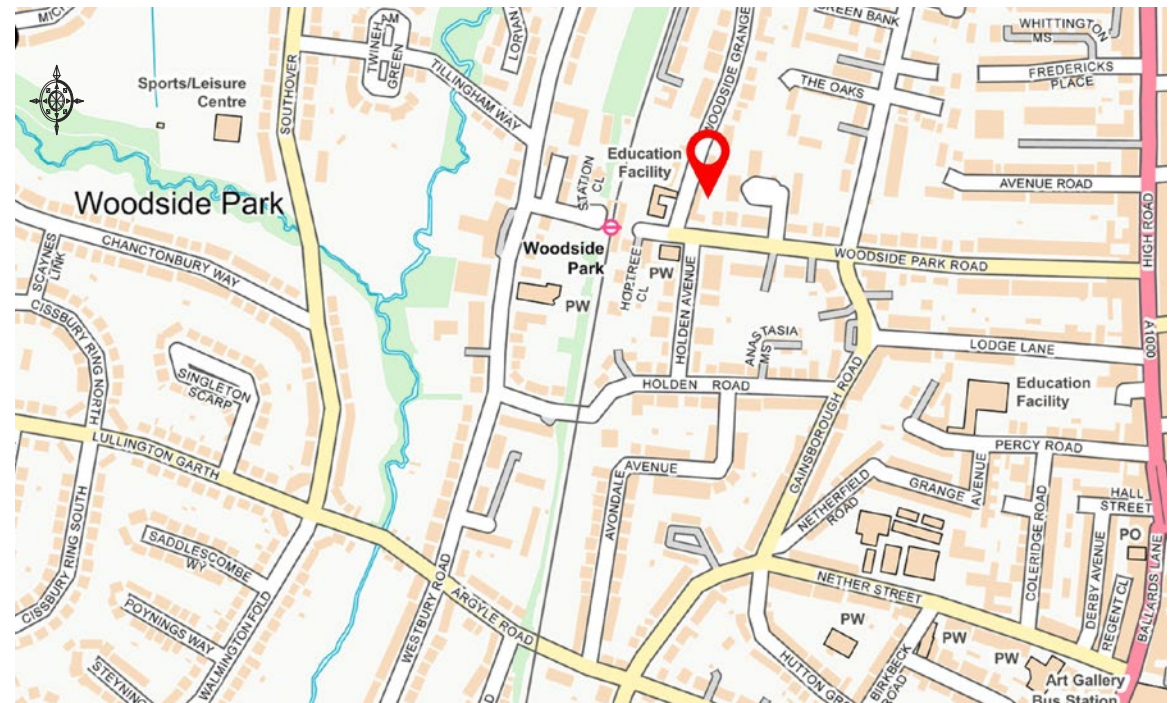
## LOCATION

The Grange is located in Woodside Park, a predominantly residential area in North London, approximately 16 kilometres (10 miles) from Central London. It is within the London Borough of Barnet. The site is situated towards the southern end of Woodside Grange Road, an attractive residential street.

The High Road (A1000), is approximately 600 metres (0.4 miles) to the east of the site and provides a wide range of bars, restaurants and food retailers. There is a Waitrose supermarket 1km to the south of the property. There are a variety of green open spaces and recreation grounds nearby, including Riverside Park.

North Middlesex, South Herts and Finchley Golf Clubs are all within 3km of the property.

The site has excellent transport links. Woodside Park London Underground Station is just 180 metres to the south west, and provides access to Northern Line services and direct links to King's Cross St Pancras (24 minutes), Bank (32 minutes) and Tottenham Court Road (26 minutes) (source: tfl.gov.uk). Road communications are good with the A406 North Circular Road 4.2 kilometres (2.6 miles) to the south, the M1 kilometres 5.6 (3.5 miles) to the west and the M25 8.7 kilometres (5.4 miles) to the north.





High Road

The Grange

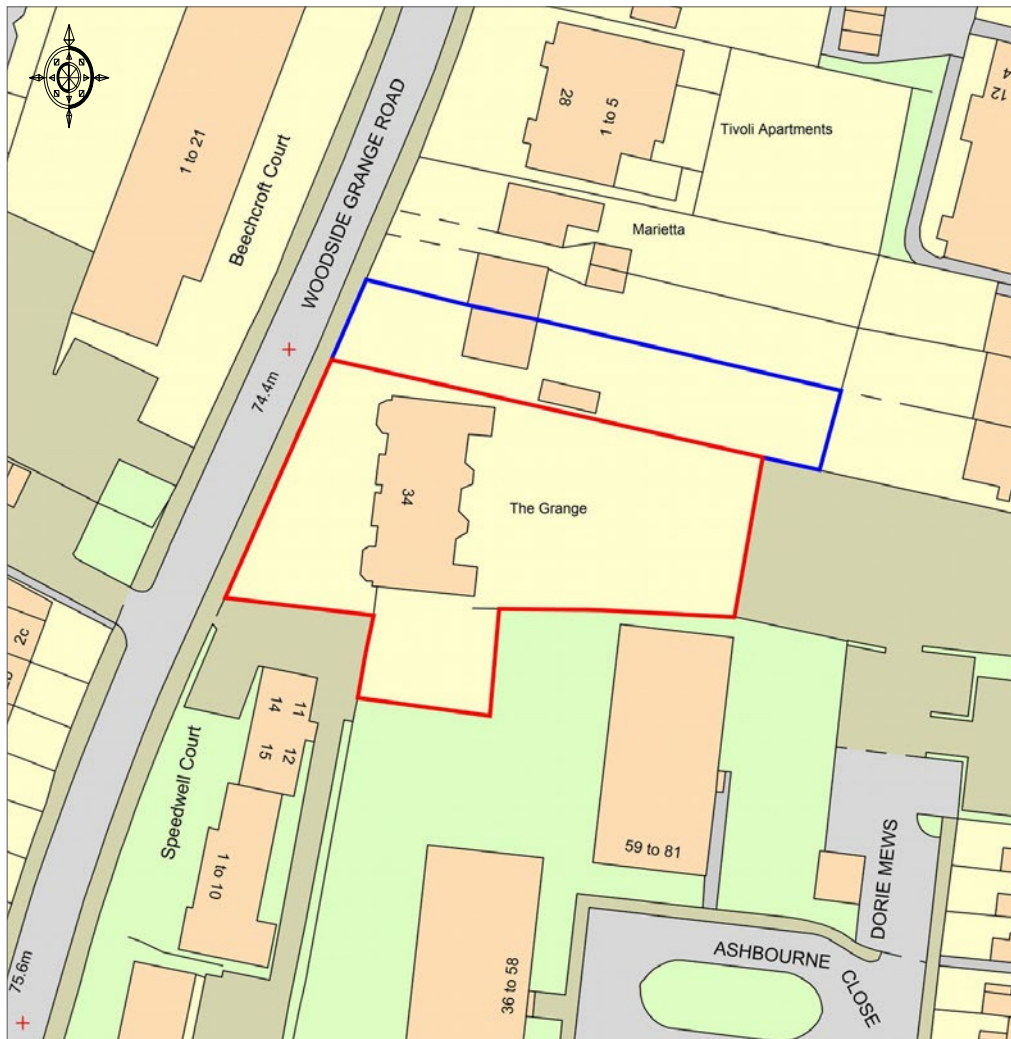
Woodside Park  
Station





## DESCRIPTION

The Property is three storeys and extends to approximately 738 sq m (7,938 sq ft) GIA. It comprises 26 bedrooms with bathrooms, communal rooms, kitchen, laundry and other rooms for functions associated with the use. It occupies a site of 0.18 hectares (0.43 acres). There is an area for parking at the front of the property and a large garden to the rear.

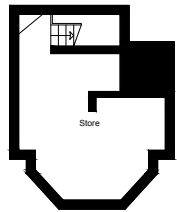


Site outlined red. Not to scale.

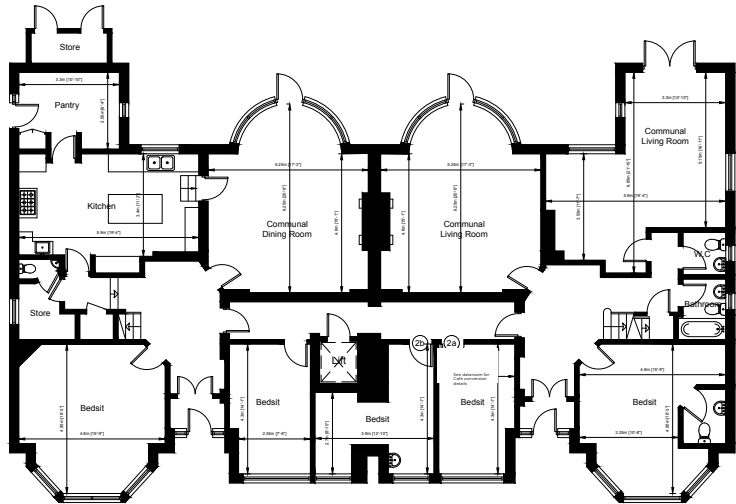


# FLOORPLANS AND AREAS

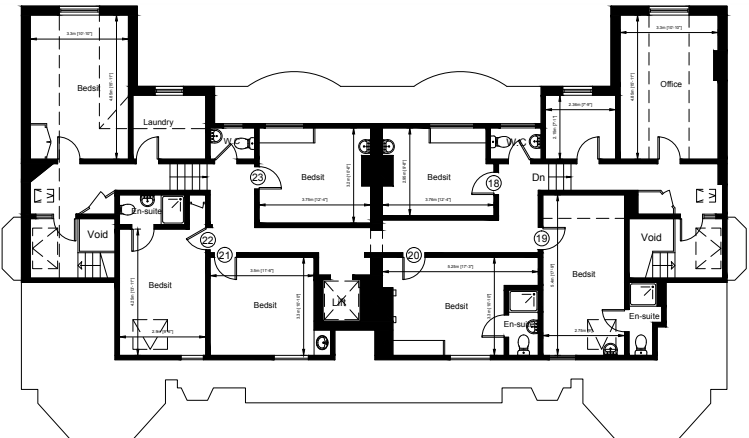
Floor	GIA Sq M	GIA Sq Ft
Lower Ground	22.7	244
Ground	265.4	2,857
First	256.7	2,763
Second	192.7	2,074
Total	737.5	7,938



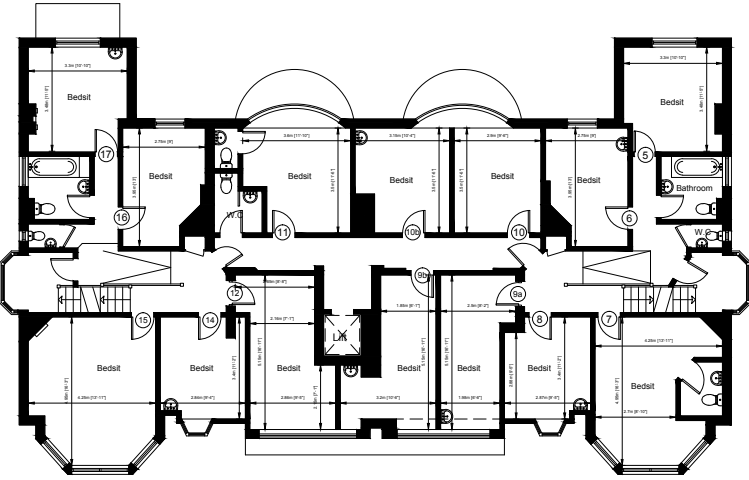
Lower Ground Floor



Ground Floor



Second Floor



First Floor



Not to scale



## PLANNING

The site falls within the jurisdiction of the London Borough of Barnet. The property is in use as a care home (C2 use). The property is not listed, nor are any of the immediately adjacent buildings. The site is not in a Conservation Area. A Tree Protection Order covers the trees fronting Woodside Grange Road in front of the property to the immediate north.

There is some planning history for the site. Planning permission was granted on 15/01/1996 (Ref: N01769H) and subsequently renewed on 20/03/2001 for a part single storey, part three storey rear extension and single storey side extension to the Property. Two recent applications for a scheme of six residential apartments on the garden to the rear of The Grange were refused by LB Barnet, and the decision was upheld at appeal on the first application. These recent applications did not involve works to The Grange, only the garden to the rear.

In 2018 a pre-application was made for redevelopment of The Grange for a scheme comprising 9 residential apartments with a total NSA of 1,281 sq m (13,789 sq ft) and 14 car parking spaces. The drawings submitted and the Local Authority's written response, which is positive about the prospects for residential use on the site, are available on the dataroom.

There is potential for conversion of and extensions to the property, or redevelopment of the site for alternative uses, including residential, subject to the necessary permissions.











## METHOD OF SALE

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

No.32 Woodside Grange Road, which is outlined blue on the site plan on page 4, is a 3 bedroom semi-detached house let on an AST at a rent of £25,200pcm for a term expiring July 2022. It is to the immediate north of the Property and within the same ownership. The vendor may consider offers which include this property.

## EPC

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

## VAT

The property is not elected for VAT.

## FURTHER INFO

Further information relating to the site and proposed development is available via the dataroom below. [www.savills.com/the\\_grange](http://www.savills.com/the_grange)

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July 2021