



Site With Development Potential For Sale - Barnet EN5

Vacant Possession

GILMARTIN LEY

**Land at the rear of 14 and 16
Hadley Highstone,**

BARNET, EN5 4PU



Area

Site Area: 102 sq.m. (1,092 sq.ft.)

Price

Guide price £85,000 subject to contract



Property Description

This affluent area of Hadley Highstone takes its name from a monument erected in 1740 in remembrance of the Battle of Barnet. There are a selection of highly regarded state and private schools in close proximity including: St Martha's, Dame Alice Owens and Queen Elizabeth's School.

The subject property is presently used as a car park with potential for development subject to the necessary planning consents being obtained.

The access shown shaded brown does not form part of our clients title but there is a right of way over the same.

- > To be sold at the McHugh & Co Auction on Wednesday 7 October 2015
- > Development potential
- > Freehold with vacant possession
- > Affluent North London location
- > Site area 0.06 acres
- > Hadley Wood Rail Station (Great Northern Line) is 1.6 kilometres (1 mile) from the subject property

Accommodation	Area sq.m.	Area sq.ft.	Comments
Site Area	101.50	1,092	

Property Location

The subject property is on the east side of Hadley Highstone (A1000) just after it's junction with Old Fold Lane to the west.

The property is conveniently located in close proximity to a variety of amenities; the Spires Shopping Centre is circa 1 kilometre (0.5 miles) to the south and is home to multiple occupiers including Waitrose, Dorothy Perkins, Carphone Warehouse, New Look and The Body Shop, Waterstones, Costa Coffee, Coffee Bean and Carluccio's to name but a few. Barnet Market is located immediately to the north of The Spires and takes place every Wednesday and Saturday (between 7am and 4pm).



GILMARTIN LEY

Site With Development Potential For Sale - Barnet EN5

Vacant Possession

The property is well connected to public transport networks. Hadley Wood Rail Station (Great Northern Line) is 1.6 kilometres (1 mile) to the east of the property and provides a journey time to London Euston Underground Station of 32 minutes. Numerous bus routes run frequent services less than 0.5 km (0.3 miles) from the subject property along Lea Bridge Road, which is a major through route in north east London.

Service Charge p.a.

Terms Freehold for sale with full vacant possession.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Barnet

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/23993>
Auction Pack Index
1. Special conditions of sale
5. Official Copy Transfer NGL691513
4. Official Copy Transfer NGL691513
3. Official Copy Title Plan NGL691513
2. Official Copy Register NGL691513

Last Updated: 25 Aug 2016

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated.

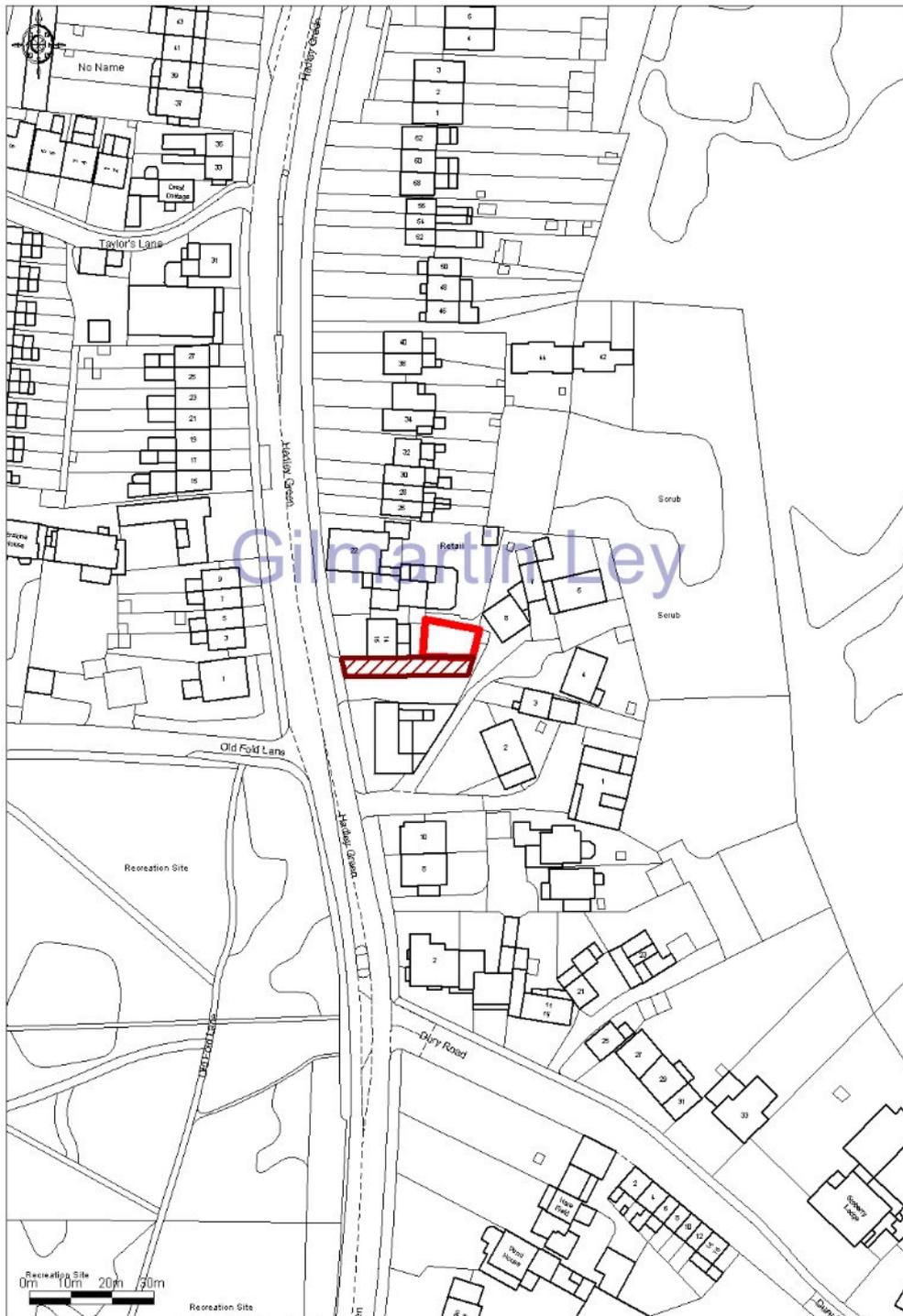


GILMARTIN LEY

Site With Development Potential For Sale - Barnet EN5

Vacant Possession

Land Rear Of 14 And 16 Hadley Highstone BARNET EN5 4PU



© 2011 Promap. Copyright for development on map 1413. License No. L11024201101112. Street Scale: 1:1556

<http://www.gilmartinley.co.uk/properties/for-sale/development/hertfordshire/barnet/en5/23993>

Our ref: 23993

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley

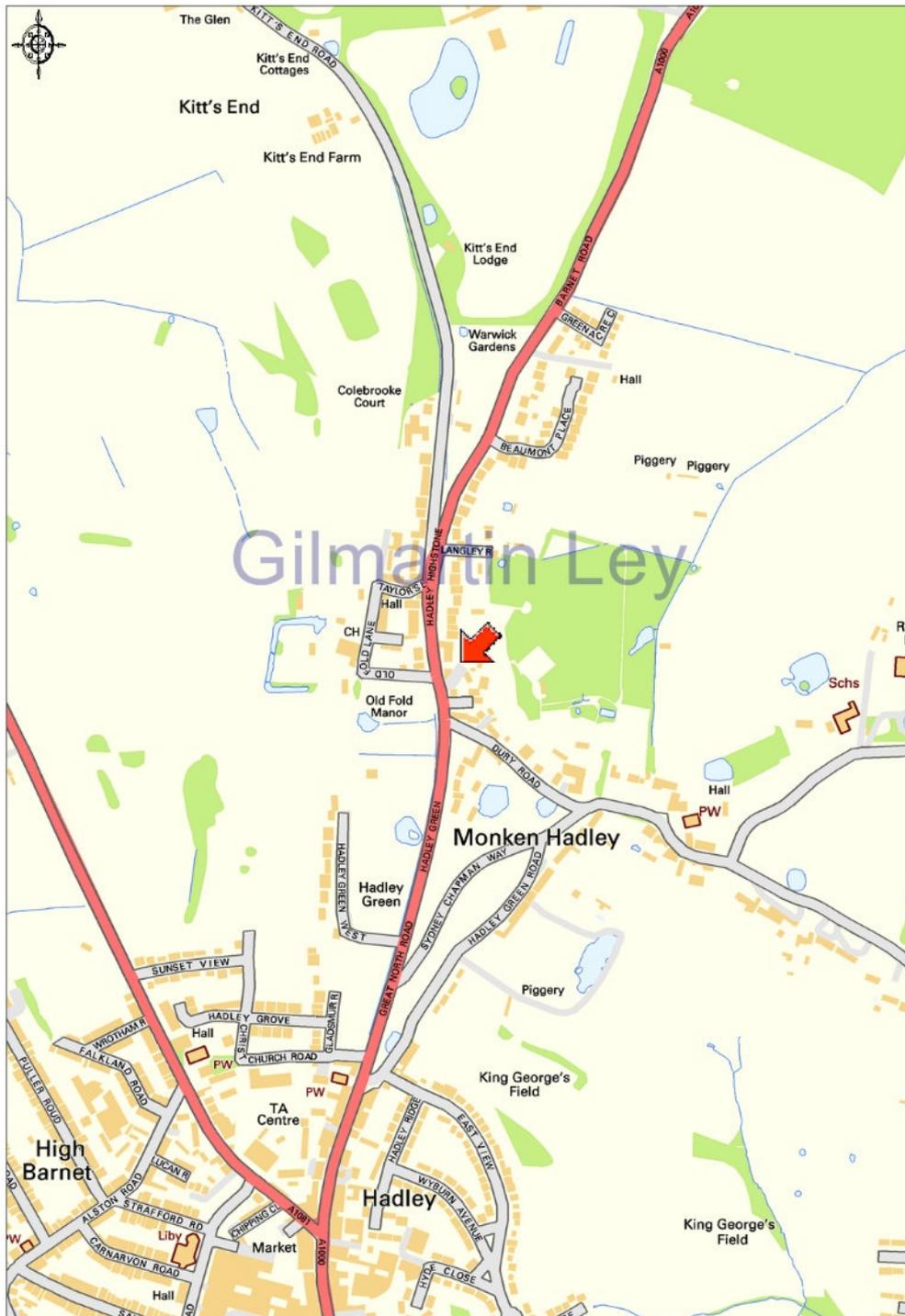


GILMARTIN LEY

Site With Development Potential For Sale - Barnet EN5

Vacant Possession

Land Rear Of 14 And 16 Hadley Highstone BARNET EN5 4PU



<http://www.gilmartinley.co.uk/properties/for-sale/development/hertfordshire/barnet/en5/23993>

Our ref: 23993

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley

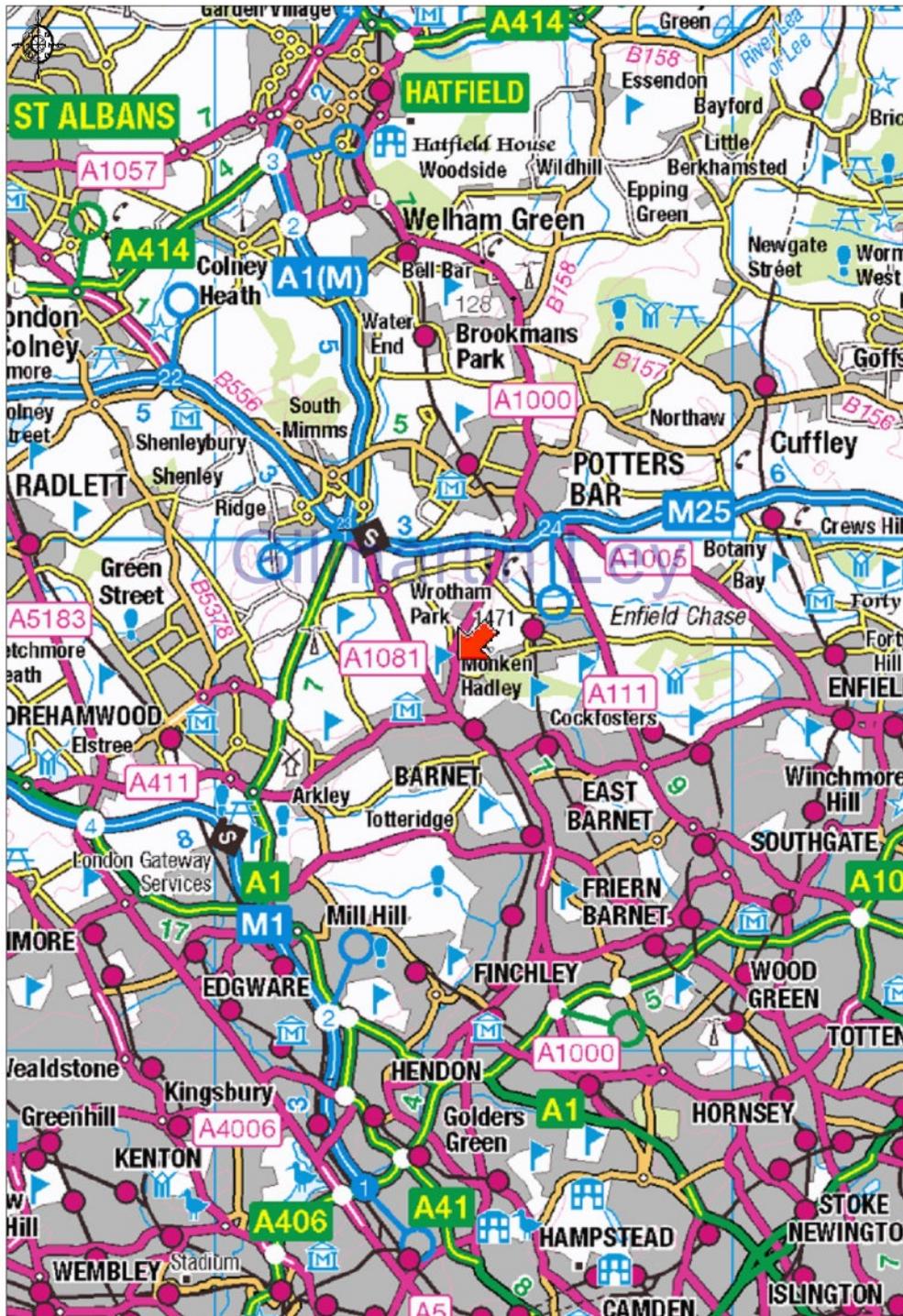


GILMARTIN LEY

Site With Development Potential For Sale - Barnet EN5

Vacant Possession

Land Rear Of 14 And 16 Hadley Highstone BARNET EN5 4PU



<http://www.gilmartinley.co.uk/properties/for-sale/development/hertfordshire/barnet/en5/23993>

Our ref: 23993

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Site With Development Potential For Sale - Barnet EN5

Vacant Possession

<http://www.gilmartinley.co.uk/properties/for-sale/development/hertfordshire/barnet/en5/23993>

Our ref: 23993

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: [@gilmartinley](https://twitter.com/gilmartinley)