



ABSOLUTE
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📠 020 8882 8155

✉ info@absolutepropertyagents.com

🌐 www.absolutepropertyagents.com



**Land Adjoining 20 Oakfield Close, Potters Bar
Hertfordshire EN6 2BE
Price Guide £495,000**

For Sale By Online Auction. Starting Bids £495,000. Terms and Conditions Apply.

Absolute property Auctions - are delighted to offer this rare to the market opportunity to purchase 2 adjoining pieces of land situated in a quiet no through residential Road in Potters Bar.

The plots are separated by a public walk way.

Plot 1 measures – 0.1153 acres and plot 2 measures 0.2405 acres

Offers excellent development potential subject to planning approval.

Auction ends 4th July at 1.00pm



Land Adjoining 20 Oakfield Close, Potters Bar Hertfordshire EN6 2BE

For Sale By Online Auction

2 Adjoining Pieces Of Land

Quite No Through Road

Separated By a Public Walk Way

Plot 1 - 0.1153 Acres

Plot 2 - 0.2405 Acres

Offers Development Opportunity Subject To Planning Approval



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² (A)	100-125 kWh/m ² (A)	100-125 g/m ² (A)	100-125 g/m ² (A)
126-150 kWh/m ² (B)	126-150 kWh/m ² (B)	126-150 g/m ² (B)	126-150 g/m ² (B)
151-175 kWh/m ² (C)	151-175 kWh/m ² (C)	151-175 g/m ² (C)	151-175 g/m ² (C)
176-200 kWh/m ² (D)	176-200 kWh/m ² (D)	176-200 g/m ² (D)	176-200 g/m ² (D)
201-225 kWh/m ² (E)	201-225 kWh/m ² (E)	201-225 g/m ² (E)	201-225 g/m ² (E)
226-250 kWh/m ² (F)	226-250 kWh/m ² (F)	226-250 g/m ² (F)	226-250 g/m ² (F)
251-300 kWh/m ² (G)	251-300 kWh/m ² (G)	251-300 g/m ² (G)	251-300 g/m ² (G)

For energy efficiency, higher is better. For environmental impact, lower is better.

England & Wales EPC Directive 2002/91/EC