



PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY IN HADLEY WOOD

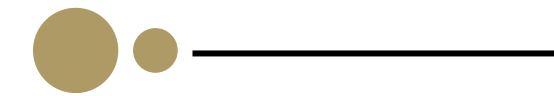
40 BEECH HILL, BARNET EN4 0JP

FREEHOLD FOR SALE

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY



- Detached 4-bedroom house with planning consent available in an affluent north London suburb.
- Situated in the prestigious heart of Hadley Wood on a large private plot with a private driveway and garage, conservatory and a spacious rear garden.
- The site is consented to redevelop the existing plot into four luxury self-contained flats, each with private amenity space (planning reference number 24/00079/FUL).
- Conveniently located a short walk from Cockfosters Underground Station (Piccadilly Line), offering direct access into Central London.
- We are instructed to invite offers in excess of £1,750,000 (stc), which reflects £ 320 p/sqft on the existing site area and £415 p/sqft on the consented scheme.





LOCATION

The property is located in one of North London's most prestigious areas, within the affluent district of Hadley Wood. This prime location offers excellent connectivity, with High Barnet and Cockfosters Underground Stations (Northern and Piccadilly lines) nearby, providing quick access to Central London.

Hadley Wood Overground Station is also located within 2 minutes' walk of the property and provides direct access to Kings Cross within 35 minutes.

Situated adjacent to the exclusive Hadley Wood Golf Club, the property also benefits from proximity to upscale amenities, including boutique shops, fine dining, and the tranquil green spaces of Trent Park.



Hadley Wood Golf Club





Trent Park






Cockfoster Station

CONNECTIVITY

Cockfosters 
4 min

Finsbury Park  
32 min

Hadley Wood 
2 min

King's Cross  
St Pancras
40 min



CGI for indicative purposes only

DESCRIPTION

This distinguished two storey detached house features a private front driveway, garden, and a rear conservatory.

Hadley Wood residential resale values regularly surpass £700p/sqft.



PLANNING

The site was granted planning consent for redevelopment in June 2024, permitting the construction of a two-storey building comprising four self-contained flats (2x 2-bed and 2x 3-bed) across the lower ground, ground, and first floors, with a total area of 4,207 sq ft (Planning Ref: 24/00079/FUL).

The proposed project includes dedicated amenity spaces for each flat and provides four off-street parking spaces.

Further information is available in the data room.

TENURE

The asset is held Freehold, under Title Number: AGL85864

PRICE

Offers are invited in excess of £1,750,000 (stc) for the Freehold interest. The building is held in a clean SPV which can potentially be made available, presenting significant SDLT savings for an incoming purchaser.

DATA ROOM

Access available on request.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. February 2025

● ● ————— W W W . R I B . C O . U K —————

FOR FURTHER INFORMATION CONTACT:

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R I B

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