

LAND ON THE SOUTH SIDE OF 36 PARK ROAD

High Barnet, London, EN5 5SQ



Key Highlights

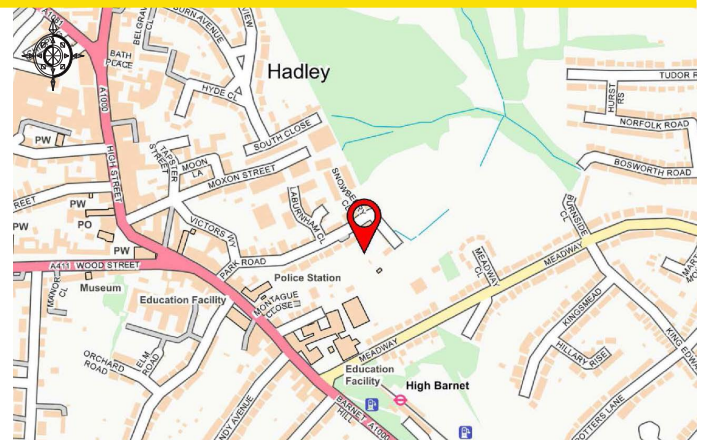
- Residential development opportunity in the London Borough of Barnet, approximately 800 metres (0.5 miles) from High Barnet London Underground Station.
- A 0.24 hectares (0.6 acres) vacant site.
- Planning permission granted for 6x 4 bedroom dwellings, each benefitting from private rear gardens and off-road parking spaces.
- Total consented gross internal area 1,018 sq m (10,957 sq ft).
- For sale freehold with vacant possession.

SAVILLS LONDON
33 Margaret Street
London W1G 0JD

+44 (0) 20 7409 5942

[savills.co.uk](https://www.savills.co.uk)

savills



Description

The existing “L-shaped” shaped site wraps around 36 Park Road and comprises 0.6 acres of vacant land. The site has two access roads from Park Road, either side of no.36. The existing terrain is sloped, with a width of 72m wide running east to west and a length of 16-22m between the northern and southern boundary.

Location

The site is located in High Barnet, an affluent suburb situated approximately 15 kilometres (9.5 miles) to the north west of Central London. Park Road is a residential road that joins the High Street at its western end with King George’s Fields at its eastern end. The immediate surrounding area consists of predominantly detached and semi-detached suburban housing, some of which has now been split into flats.

The High Street provides a wide range of amenities including a number of independent and national high street retailers, cafes and restaurants. In addition to this, The Spires Shopping Centre offers an extensive range of shops including H&M and Carluccio’s and is anchored by a Waitrose supermarket. The shopping centre has recently undergone extensive improvements and an extension.

There are numerous areas of green space in the vicinity including King George’s Fields, Hadley Green and Old Court House Recreation Ground, all of which are within the immediate vicinity of the site, and the Hertfordshire countryside is easily accessible.

The site has excellent connections to public transport providing easy access into Central London.

- High Barnet London Underground Station is approximately 800 metres (0.5 miles) to the south, and provides access to the Northern Line for services to The City of London (Bank in 36 minutes) and the West End (Leicester Square in 32 minutes)(TFL).
- Regular bus services running from High Barnet High Street to locations including New Barnet, Brent Cross, Holloway and Walthamstow. The site is also well located for accessing both the M25 and A1 motorways.

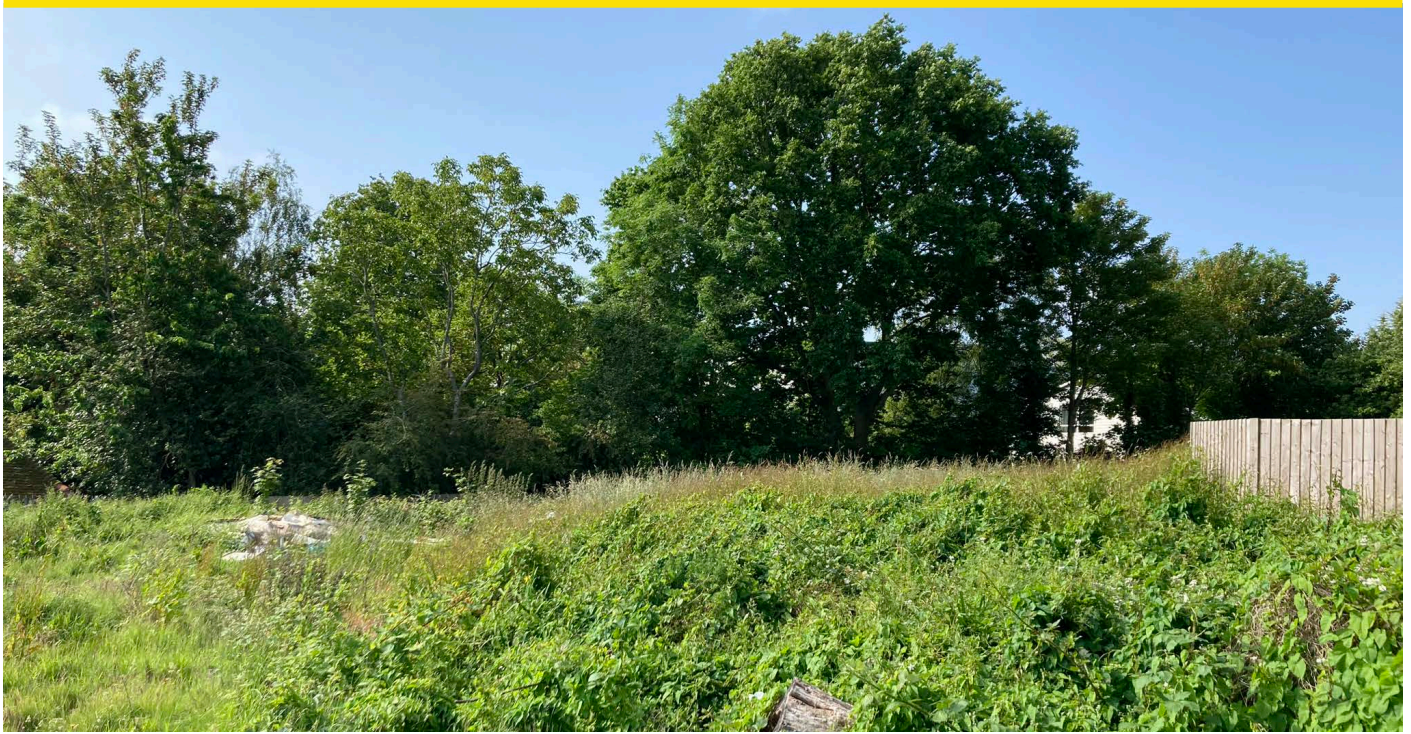


SAVILLS LONDON
33 Margaret Street
London W1G 0JD

+44 (0) 20 7409 5942

savills.co.uk





Planning

The property falls within the jurisdiction of the London Borough of Barnet. The site is not listed nor is it located within a conservation area.

Planning permission (Ref: 21/6677/FUL), was granted on 21/12/2021 for:

'Erection of 6 residential units with private amenity space, associated access, parking and landscaping'

UNIT	TYPE	SQ M NSA	SQ FT NSA
1	4 bedroom detached	186	2,005
2	4 bedroom semi-detached	149	1,601
3	4 bedroom semi-detached	149	1,601
4	4 bedroom semi-detached	149	1,601
5	4 bedroom semi-detached	149	1,601
6	4 bedroom detached	237	2,549
Total		1,018	10,957

There is a private off-street car parking space for each of the residential dwellings.

CIL & Section 106

The Section 106 Agreement includes index-linked financial contributions totalling £2,493.02. The estimated CIL Liability is £365,753, but interested parties must satisfy themselves in this regard.



SAVILLS LONDON
33 Margaret Street
London W1G 0JD

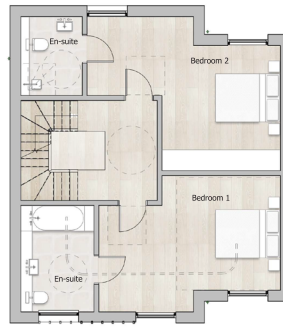
+44 (0) 20 7409 5942

savills.co.uk





Level 0_Ground Floor
1:50



Level 1_First Floor
1:50



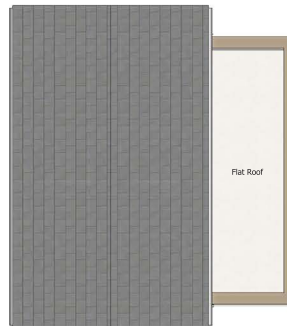
North Elevation
1:50



East Elevation
1:50



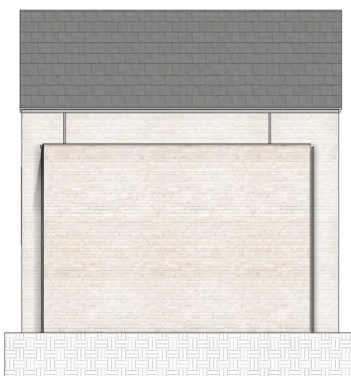
Level 2_Second Floor(1)
1:50



Roof
1:50



West Elevation
1:50



South Elevation
1:50

Notes

Key

- Natural Slate Roof Tiles
- Recess Brick Panel
- Light Brickwork
- Aluminium Window
- Aluminium Sash
- Aluminium Coping
- Aluminium Sliding Door
- Entrance Door
- Detailed Brick Panel
- Detailed Metal Panel

WOLFF ARCHITECTS

16 Lambton place
Notting Hill
London W12 2JH
t 0202294105
f 0202294303
e info@wolffarchitects.co.uk

House plan 1

Notes

Key

- Natural Slate Roof Tiles
- Recess Brick Panel
- Light Brickwork
- Aluminium Window
- Aluminium Sash
- Aluminium Coping
- Aluminium Sliding Door
- Entrance Door
- Detailed Brick Panel
- Detailed Metal Panel

WOLFF ARCHITECTS

16 Lambton place
Notting Hill
London W12 2JH
t 0202294105
f 0202294303
e info@wolffarchitects.co.uk

House plan 1

SAVILLS LONDON
33 Margaret Street
London W1G 0JD

+44 (0) 20 7409 5942

savills.co.uk





Level 0_Ground Floor
1:50



Level 1_First Floor
1:50



Level 2_Second Floor_
1:50



North

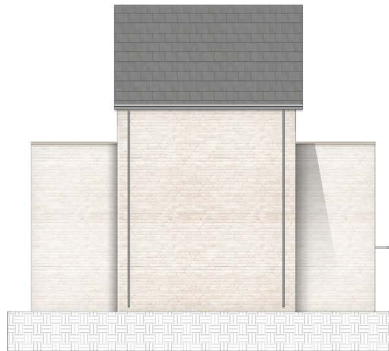
0 5 10 15 20
Scale 1:50

Key

- 1 Natural Slate Roof Tiles
- 2 Reared Brick Panel
- 3 Light Brickwork
- 4 Aluminium Window
- 5 Aluminium BWP
- 6 Aluminium Coping
- 7 Aluminium Sliding Door
- 8 Entrance Door
- 9 Detailed Brick Panel



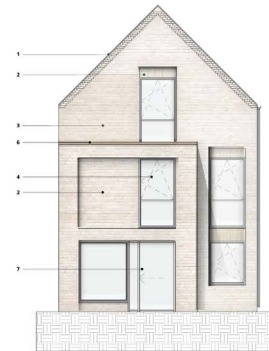
16 Lambton Place
Notting Hill
London W11 2LN
+44 (0) 20 7292 2020
+44 (0) 20 7292 2027
info@wolffarchitects.co.uk



East Elevation
1:50



North Elevation
1:50



South Elevation
1:50

House plan 2



Level 0_Ground Floor
1:50



Level 1_First Floor
1:50



Level 2_Second Floor_
1:50



North

0 5 10 15 20
Scale 1:50

Key

- 1 Natural Slate Roof Tiles
- 2 Reared Brick Panel
- 3 Light Brickwork
- 4 Aluminium Window
- 5 Aluminium BWP
- 6 Aluminium Coping
- 7 Aluminium Sliding Door
- 8 Entrance Door
- 9 Detailed Brick Panel



16 Lambton Place
Notting Hill
London W11 2LN
+44 (0) 20 7292 2020
+44 (0) 20 7292 2027
info@wolffarchitects.co.uk



West Elevation (Plot 3,5) and East Elevation (Plot 4)
1:50



North Elevation
1:50



South Elevation
1:50

House plan 3, 4, 5

SAVILLS LONDON
33 Margaret Street
London W1G 0JD

+44 (0) 20 7409 5942

savills.co.uk





Level 0_Ground Floor
1:50



Level 1_First Floor
1:50



South Elevation
1:50



West Elevation
1:50



- Key
- 1 Natural Slate Roof Tiles
 - 2 Recess Brick Panel
 - 3 Light Brickwork
 - 4 Aluminium Window
 - 5 Aluminium RRP
 - 6 Aluminium Cladding
 - 7 Aluminium Sliding Door
 - 8 Entrance Door
 - 9 Detailed Brick Panel
 - 10 Detailed Metal Panel

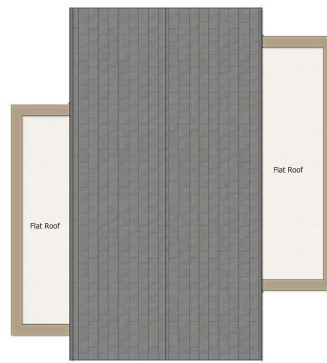


16 Lambton place
notting hill
London W12 2SH
T: 02072921115
F: 02072921117
info@wolfarchitects.co.uk

House plan 6



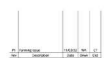
Level 2_Second Floor(1)
1:50



Roof
1:50



- Key
- 1 Natural Slate Roof Tiles
 - 2 Recess Brick Panel
 - 3 Light Brickwork
 - 4 Aluminium Window
 - 5 Aluminium RRP
 - 6 Aluminium Cladding
 - 7 Aluminium Sliding Door
 - 8 Entrance Door
 - 9 Detailed Brick Panel
 - 10 Detailed Metal Panel



16 Lambton place
notting hill
London W12 2SH
T: 02072921115
F: 02072921117
info@wolfarchitects.co.uk

House plan 6



East Elevation
1:50



North Elevation
1:50

SAVILLS LONDON
33 Margaret Street
London W1G 0JD

+44 (0) 20 7409 5942

savills.co.uk





CGI of House 1

Method of Sale

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

VAT

The site is not elected for VAT.

Property Viewings

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

Further Information

Further information including technical and legal documentation is available at:

<https://sites.savills.com/36parkroad/>

Contact

Sean Cooper

+44 (0) 20 7409 9948
scooper@savills.com

Darren Arnold

+44 (0) 20 7409 9926
darnold@savills.com

James Clare

+44 (0) 7980 944 964
james.clare@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | June 2023

The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, with the 's' and 'i' in red and the remaining letters in black. The logo is set against a yellow rectangular background.