

# MAUNDER TAYLOR

## FOR SALE

### - LAND WITH PLANNING PERMISSION



#### LAND ADJACENT TO:

#### 12 UPDALE CLOSE, POTTERS BAR, HERTS, EN6 3HP

Consent has been achieved to construct a new end of terrace dwelling, adjacent to No.12 Updale Close.

Full details are available on request, or by visiting the planning portal of Hertsmere Borough Council, **reference: 22/0364/FUL**. Hertsmere have granted full planning permission for the demolition of the existing detached garage, and relocation of the existing side entrance of No.12\*, to facilitate the construction of a 2-storey, 3-bedroom end of terrace dwelling, with habitable loft accommodation.

***\*Please note: At the vendor's expense the existing side entrance door to No.12 will be repositioned to the front of that property, and the 2 side windows blocked off.***

Updale Close is approximately one mile from the shopping and transport facilities along Darkes Lane, and this includes Potters Bar mainline railway station.

Local schools include the Wroxham School and Dame Alice Owens (The property falls within with the current Owens catchment area.)

***All viewings strictly by appointment only.***

**GUIDE PRICE of £280,000 FREEHOLD - CHAIN FREE**

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

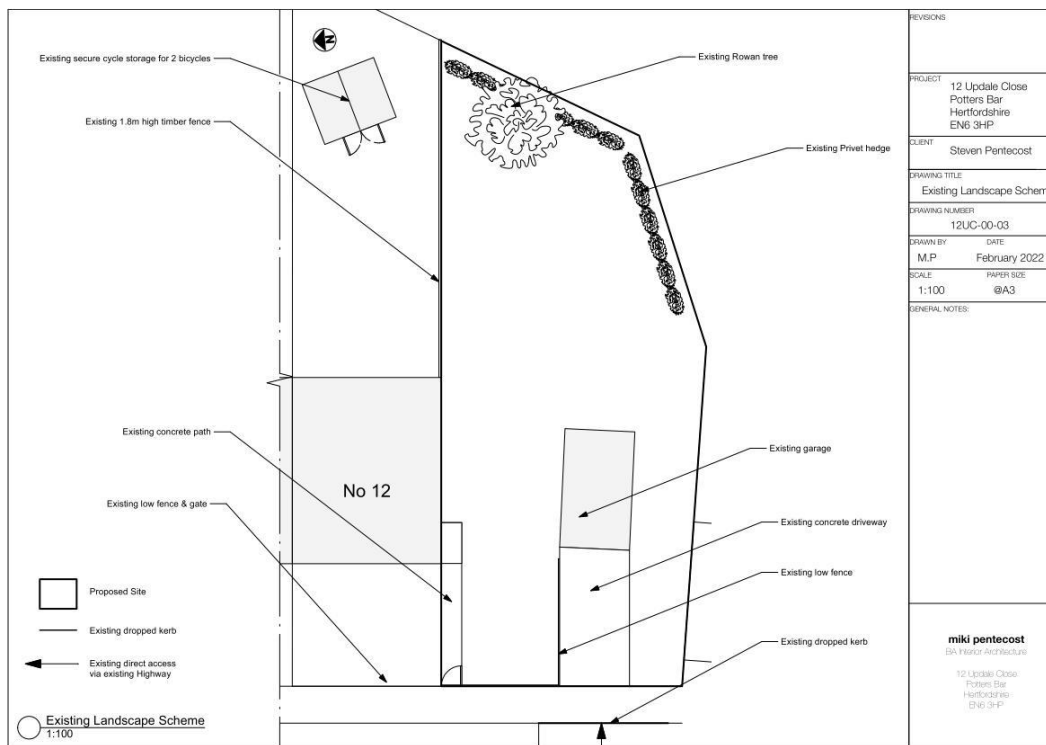
1320 High Road, Whetstone, London N20 9HP - [www.maunder-taylor.co.uk](http://www.maunder-taylor.co.uk) – 020 8446 0011



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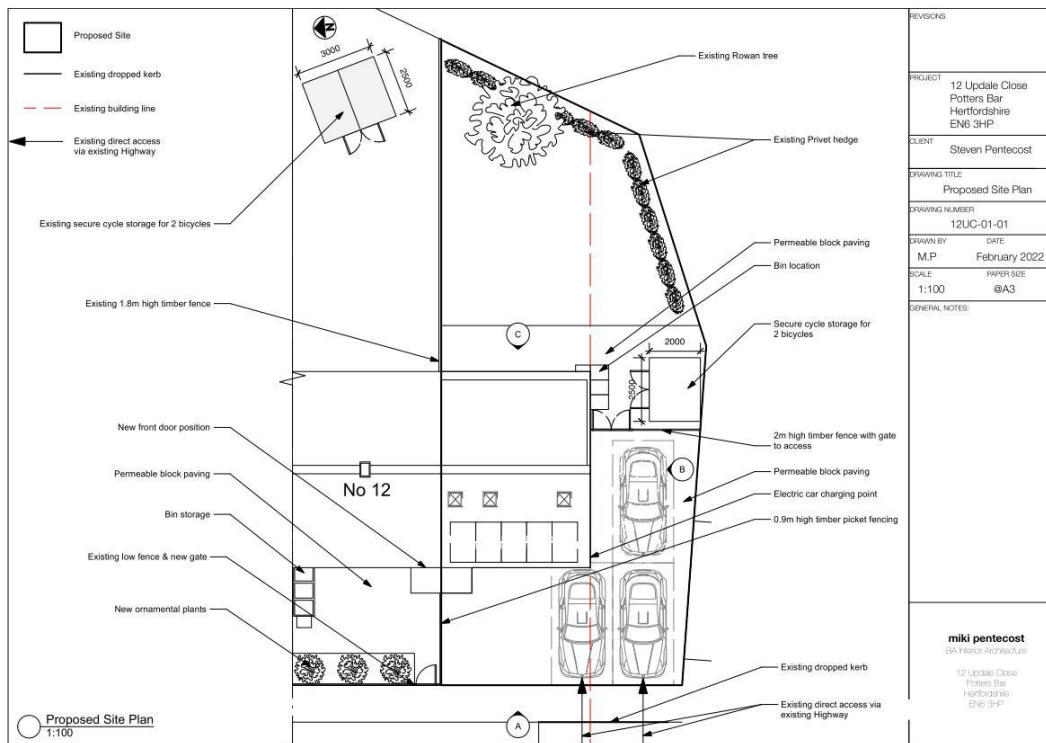
*Please note: in compliance with the 1979 Estate Agent's Act, we declare that this property is in the ownership of an employee of Maunder Taylor (the selling agent).*



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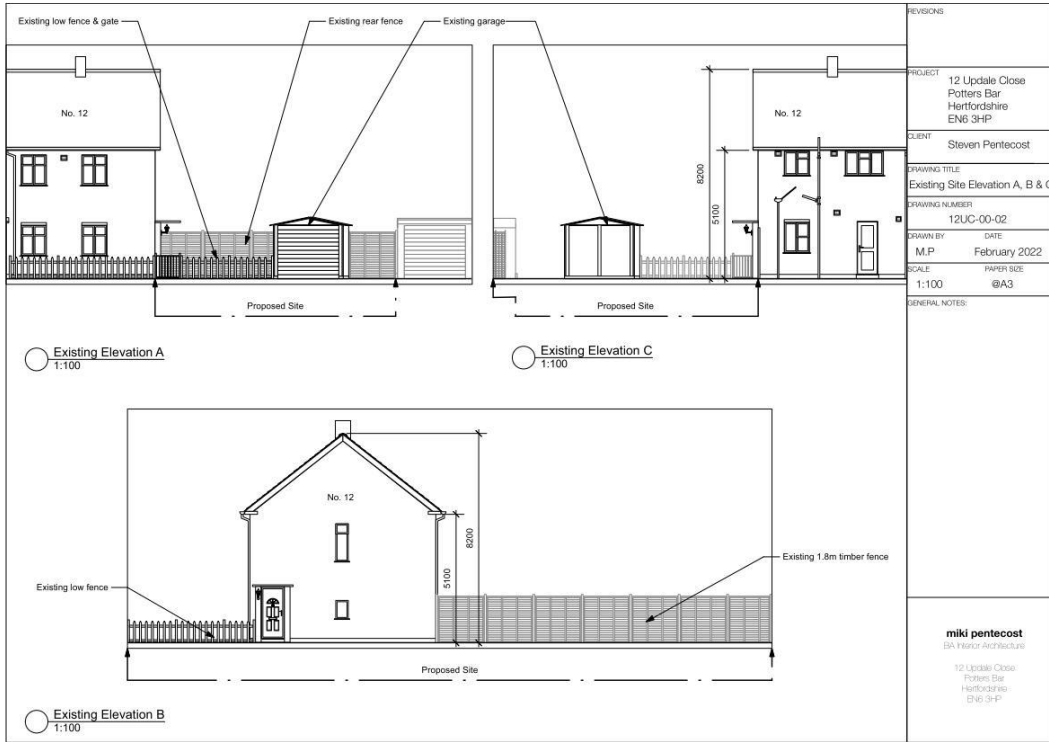


REVISIONS	
PROJECT	12 Update Close Porters Bar Hertfordshire EN6 3HP
CLIENT	Steven Pentecost
DRAWING TITLE	Proposed Site Plan
DRAWING NUMBER	12UC-01-01
DRAWN BY	M.P
DATE	February 2022
SCALE	1:100
PROJECT SIZE	@A3
GENERAL NOTES:	
<p><b>miki pentecost</b> BA (NOR) ARCHITECTS</p> <p>12 Update Close Porters Bar Hertfordshire EN6 3HP</p>	

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# MAUNDER TAYLOR



REVISIONS
PROJECT 12 Update Close Potters Bar Hertfordshire EN6 3HP
CLIENT Steven Pentecost
DRAWING TITLE Existing Site Elevation A, B & C
DRAWING NUMBER 12UC-00-02
DRAWN BY M.P.
DATE February 2022
SCALE 1:100
PAPER SIZE @A3
GENERAL NOTES:
<b>miki pentecost</b> BA Interior Architecture
12 Update Close Potters Bar Hertfordshire EN6 3HP

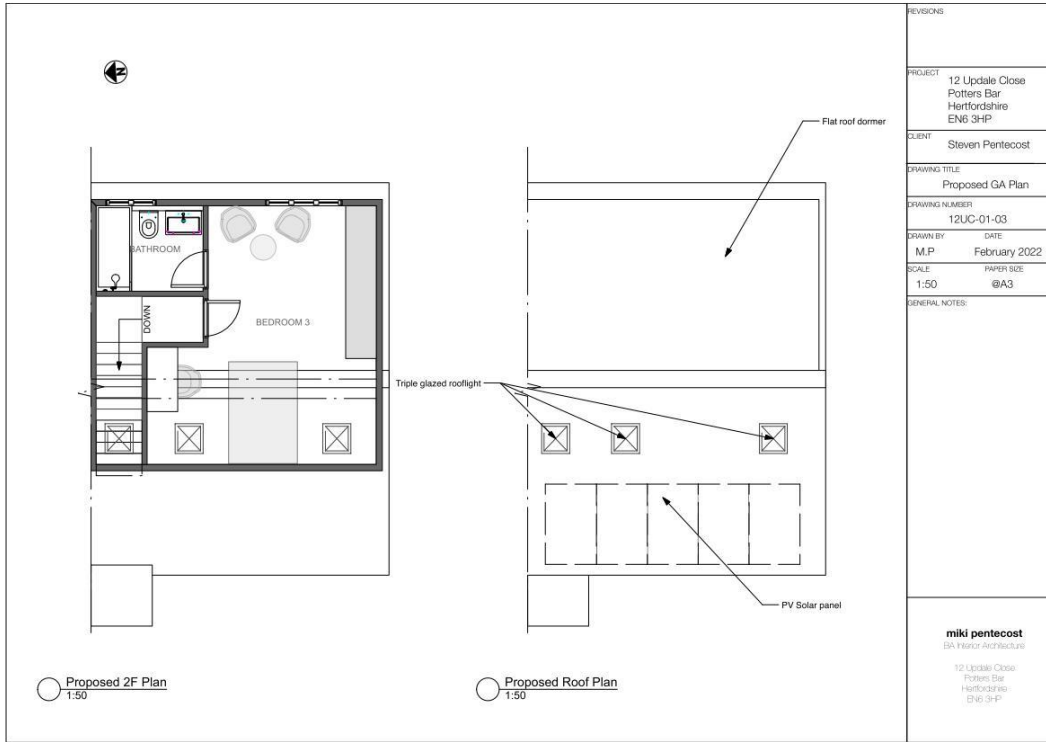


REVISIONS
PROJECT 12 Update Close Potters Bar Hertfordshire EN6 3HP
CLIENT Steven Pentecost
DRAWING TITLE Proposed GA Plan
DRAWING NUMBER 12UC-01-02
DRAWN BY M.P.
DATE February 2022
SCALE 1:50
PAPER SIZE @A3
GENERAL NOTES:
<b>miki pentecost</b> BA Interior Architecture
12 Update Close Potters Bar Hertfordshire EN6 3HP

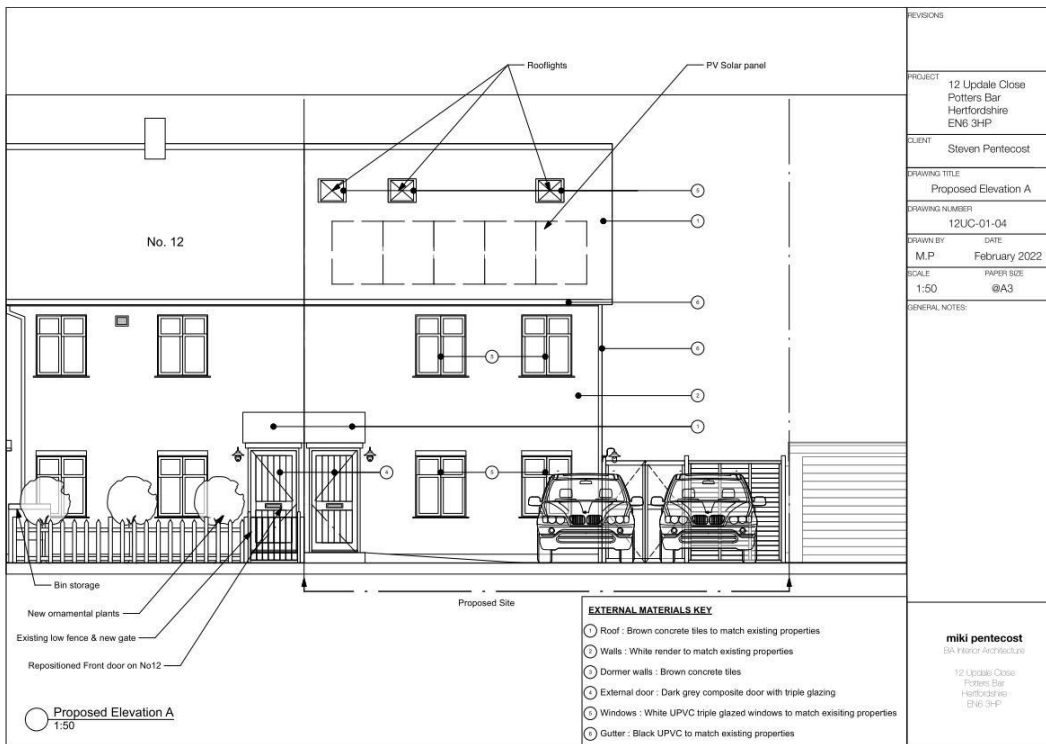
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REVISIONS	
PROJECT	12 Update Close Potters Bar Hertfordshire EN6 3HP
CLIENT	Steven Pentecost
DRAWING TITLE	Proposed GA Plan
DRAWING NUMBER	12UC-01-03
DRAWN BY	M.P
DATE	February 2022
SCALE	1:50
PAPER SIZE	A3
GENERAL NOTES:	
<p><b>miki pentecost</b> BA Master Architecture</p> <p>12 Update Close Potters Bar Hertfordshire EN6 3HP</p>	



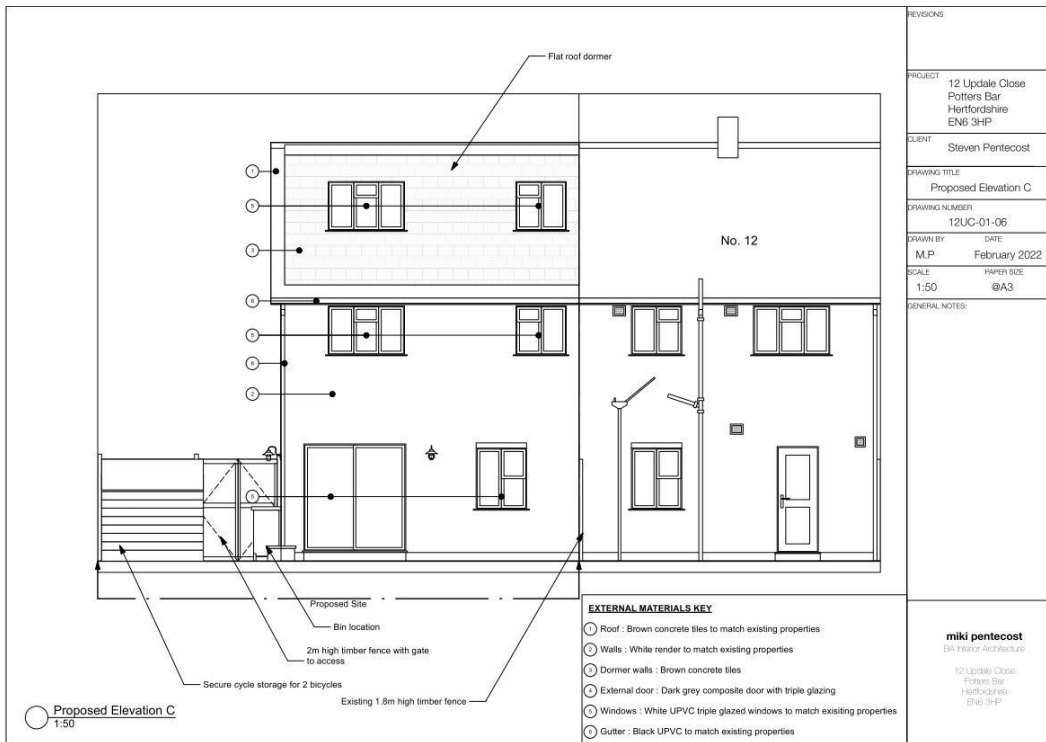
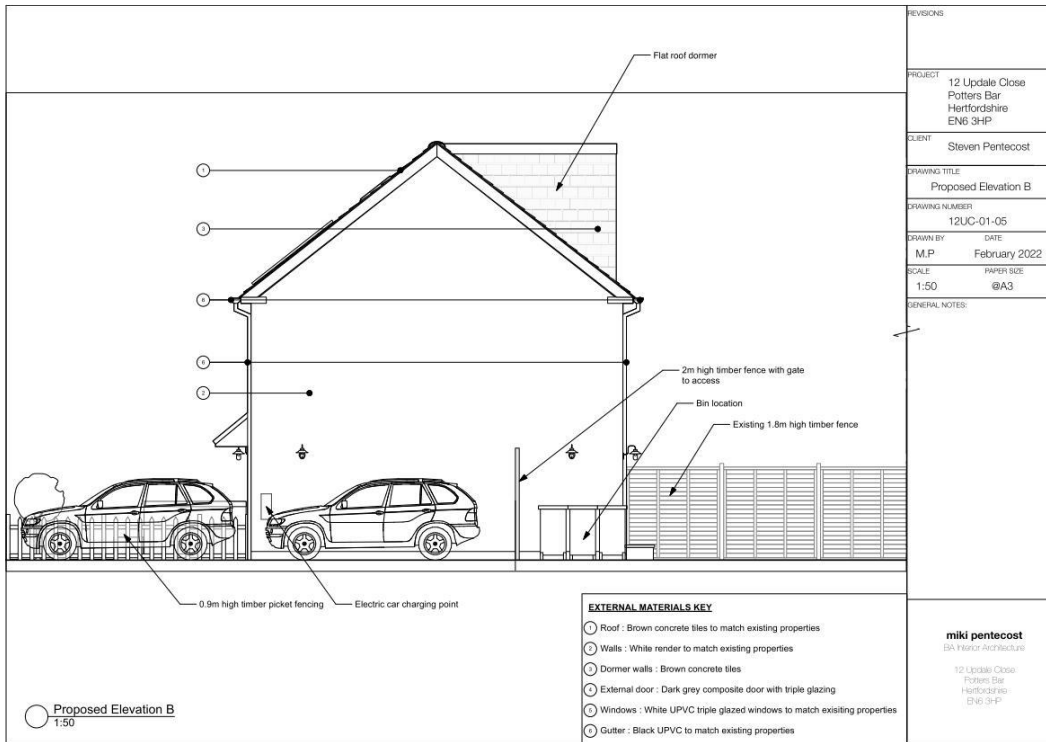
REVISIONS	
PROJECT	12 Update Close Potters Bar Hertfordshire EN6 3HP
CLIENT	Steven Pentecost
DRAWING TITLE	Proposed Elevation A
DRAWING NUMBER	12UC-01-04
DRAWN BY	M.P
DATE	February 2022
SCALE	1:50
PAPER SIZE	A3
GENERAL NOTES:	
<p><b>miki pentecost</b> BA Master Architecture</p> <p>12 Update Close Potters Bar Hertfordshire EN6 3HP</p>	

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