ANDREW WARD EST. 1988
ESTATE AGENTS

Offers In The Region Of £4,500,000 | Freehold

OAK HOUSE WAGON ROAD, BARNET EN4 0PH

4.5 ACRE SITE FOR DEVELOPMENT



Ganwick, Barnet, EN5

Approximate Area = 7262 sq ft / 674.6 sq m
Cottage = 844 sq ft / 78.5 sq m
Garage = 1915 sq ft / 177.9 sq m
Limited Use Area(s) = 472 sq ft / 43.8 sq m
Outbuilding = 4756 sq ft / 441.8 sq m
Total = 15249 sq ft / 1416.6 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Statons. REF: 934864





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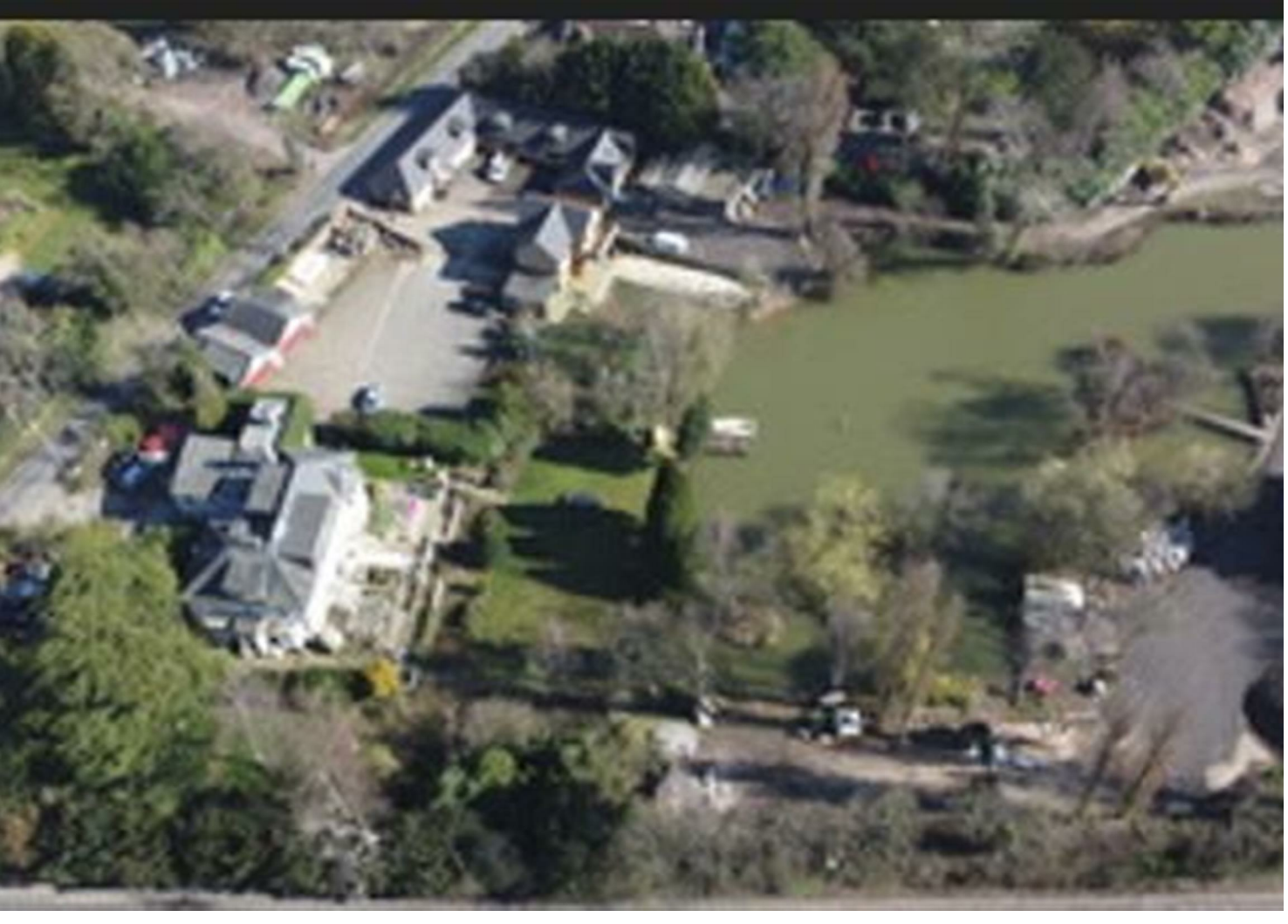
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Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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Property Overview

HUGE DEVELOPMENT OPPORTUNITY

This Superb Circa. 4.5 acres corner plot estate has a large lake, an eight bedroom Georgian style family residence, a separate four bedroom detached family home and a series of outbuildings surrounding the lake including garages, workshops, a boat house and plenty of hard standing for parking.
The site benefits from three access points and is ideal for development.

The client is looking for a cash deal only and is not looking for an option agreement subject to planning permission.









Property Features

- HUGE DEVELOPMENT OPPORTUNITY
- OPPORUNITY TO BUILD LAKE FRONTED PROPERTIES
- SURROUNDED BY COUNTRYSIDE
- CIRCA. 4.5 ACRE PLOT
- LARGE LAKE

Agents Notes

Situated on Wagon Road which is in close proximity to the highly sought after Hadley Wood, with all of its boutique shops, cafes, tennis club, and Hadley Wood Overground Train Station giving easy access to London via London Kings Cross / Moorgate Line. Jacks lakes, Hadley Highstone and The Duke Pub are all within a short walk. Also nearby are Potters Bar and Barnet with all of their shops, supermarkets and transport links including High Barnet Underground (Northern Line).