



All enquiries Ref: James Paterson



- Freehold site of approx 0.3 acres
- Development potential (STPP)
- Adjoining existing residential dwellings
- Full vacant Possession

**Location:**

Lying off the north side of Vineyards Road adjoining and opposite existing residential dwellings, this parcel offers a great speculative opportunity within an established and popular area just north of London and the M25. Northaw is a village lying to the North East of Barnet and North West of Enfield, both of which are easily accessible and offer a comprehensive range of both shopping and recreational facilities. The M25 motorway lies to the south with access at junction 24 with the A1(M) lying to the west. Rail connections are available at Cuffley (within two miles) and Potters Bar (within three miles) with Cuffley providing direct services to Moorgate with a journey time of just over 40 mins and Potters Bar providing direct links to Kings Cross with a journey time of some 20 minutes.



**Description:**

This plot is mainly grassland sites which clearly offer immediate opportunities for a variety of uses from leisure, grazing, equestrian and other associated uses. The site is offered on an unconditional basis however, given their proximity both and adjoining and opposite substantial dwellings, purchasers taking a speculative view may wish to consider future development potential. Potential purchasers must, and are deemed, to rely only on their own enquiries in respect to development.

**Site area:**

Approximately 0.3 acres

**Local Authority:**

Welwyn Hatfield Borough Council

**To view:**

This is an open parcel of land and purchasers are invited to view during daylight hours at their leisure and without prior appointment however, please see the important notice for viewers within the main auction catalogue.



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