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Design & Construction Consulting Ltd 8 Colindale Avenue, Colindale, London NW9 1AQ	
Drawn	
Job Title Ratters View Potters Bar EN6 4PG	
Drawing Title OS Plan and Proposed Block Plan	
Scale	Sheet Size A1
Date	Drawn by
Draw No. 201	Rev.

**. Vineyards Road, Potters Bar
EN6 4PH
£330,000**

For Sale By Online Auction. Starting Bids £330,000. Terms and Conditions Apply.

HIDDEN GEM OF LAND FOR SALE BY AUCTION IN THE LEAFY VILLAGE OF NORTHAW IN HERTFORDSHIRE

Absolute Property Auctions are please to present this stunning parcel of approx. 0.7 acres is a fully fenced parcel of grassland well screened to the front by mature trees. There is also an existing wooden shed on the boundary.

The plot has approx. 42 metres of road frontage and length of 83 metres.

This could hold numerous opportunities for the buyer.

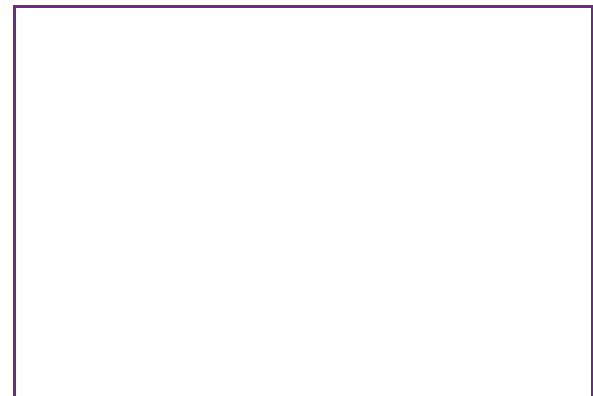
Potential purchasers must, and are deemed, to rely only on their own enquiries. This land does not have planning permission.

Auction ends 28th June 2023 at 2.00pm



. Vineyards Road, Potters Bar EN6 4PH

Lying off Vineyards Road adjoining and opposite existing residential dwellings this parcel of land are situated 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. Please note there is Article 4 (1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) by Welwyn Hatfield District Council in place on this land. You can view the Order on the council website



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² (A)	100-125 kWh/m ² (A)	100-125 g/m ² (A)	100-125 g/m ² (A)
126-150 kWh/m ² (B)	126-150 kWh/m ² (B)	126-150 g/m ² (B)	126-150 g/m ² (B)
151-175 kWh/m ² (C)	151-175 kWh/m ² (C)	151-175 g/m ² (C)	151-175 g/m ² (C)
176-200 kWh/m ² (D)	176-200 kWh/m ² (D)	176-200 g/m ² (D)	176-200 g/m ² (D)
201-225 kWh/m ² (E)	201-225 kWh/m ² (E)	201-225 g/m ² (E)	201-225 g/m ² (E)
226-250 kWh/m ² (F)	226-250 kWh/m ² (F)	226-250 g/m ² (F)	226-250 g/m ² (F)
251-300 kWh/m ² (G)	251-300 kWh/m ² (G)	251-300 g/m ² (G)	251-300 g/m ² (G)

For energy efficient - higher rating costs less
For environmental friendly - higher CO₂ emissions costs less

England & Wales EU Directive 2002/91/EC