



**51a GLOUCESTER ROAD
NEW BARNET EN5 1RZ**

**FREEHOLD LAND WITH PLANNING CONSENT
FOR NEW APPROX 3928 SQ FT (365 SQ M)**

DETACHED HOUSE

**WITH FURTHER DEVELOPMENT POTENTIAL
SUBJECT TO RECEIPT OF NECESSARY CONSENTS**

Located in a residential road of mainly detached and semi-detached houses as well as close to sought after schools, Barnet Tennis Club, open space etc, is this excellent development opportunity. The property lies under 0.5 mile from New Barnet's multiple shopping centre and main line station with fastest journey times to Moorgate of about 24 minutes.

Planning for demolition of the existing and erection of a new detached house of approximately 3928 sq ft (365 sq m) was granted in August 2023 (ref 22/2853/FUL) by London Borough of Barnet.

There is also the possibility of building two houses or a block of flats on the land, subject to receipt of necessary consents.

NB Please note the existing bungalow is let at a rent of £1,950 per month on an AST rolling contract including one month's notice.

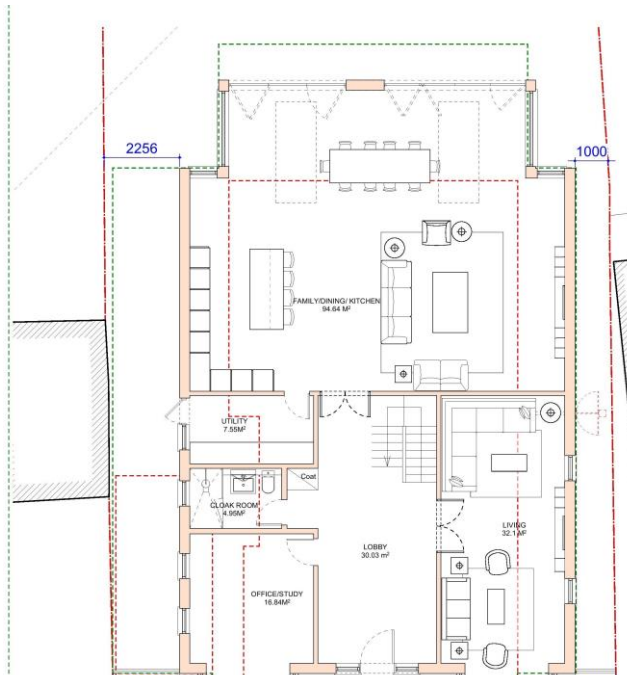
Offers are invited for the freehold interest in the region of £1.095 million (subject to contract only) to owners' sole agents, Jeremy Leaf & Co (ref BF) from whom copies of planning permission, drawings, arboricultural and ecological reports as well as the AST agreement and comparable sales information are available.



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Proposed ground floor plan



Site Location Plan



Consumer Protection from Unfair Trading Regulations 2008

Jeremy Leaf & Co., for themselves and for their client, whose agent they are, give notice that:

Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.

None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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