



61 Station Road, New Barnet,
Barnet EN5 1PR



Residential Development Opportunity

- Freehold
 - New build
 - Planning permission for 6 residential units and communal gym
 - Off-street parking
 - Close vicinity to High Barnet Underground Station
 - Offers in excess of £950,000
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Description

The existing property comprises a 3 storey detached single family dwelling, which now benefits from planning permission to demolish the existing house and to create a contemporary new build scheme of 6 luxury self-contained apartments with communal gym. Each of the new units will also benefit from off-street parking.

Location

The property is located on Station Road a short walk from Barnet High Street, within the London Borough of Barnet. Barnet High Street has an extensive range of retail facilities including the Spires Shopping Centre and is also home to many mainstream restaurants. The property benefits from being within close vicinity to many excellent schools and Barnet College.

Transport

Station Road is within short walking distance of New Barnet Station and High Barnet Underground Station, which is on the Northern Line, providing a 30 minute commute into the centre of London. There are also plenty of bus routes, including the N20 night service that runs to Trafalgar Square. The M25 and A1(M) are close by, providing links to Central London and all major London airports.

+44 (0)1992 660204
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Planning Permission

Planning permission was granted by Barnet Planning Department on 16.07.2014 under planning reference B/1780/14 for the demolition of the existing house and erection of a 4 storey building to provide 6 self-contained flats and a gym.

VAT

We understand VAT is not applicable.

Viewings

Viewings can be adequately made from the roadside.

Terms

Offers are invited in excess of £950,000 Subject to Contract.

CIL Payments

Mayor CIL £10,255 and Barnet Council CIL £39,555 total contributions £49,810.

Additional Information

Copies of the existing and proposed planning drawings and decision notice are available upon request.

Schedule

Unit	Floor	Beds	ft ²
1	Ground	2	800
2	First	2	748
3	First	1	562
4	Second	2	748
5	Second	1	562
6	Third	3	1054
Communal Gym			265
			4,739

Existing Property



Sam Murphy 01992 660204
sam.murphy@highfield-investments.co.uk

Artist Impression



Craig Gray 01992 660204
craig.gray@highfield-investments.co.uk

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Artist Impressions



Plan



Sam Murphy 01992 660204
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Location map



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