

**RAPLEYS**

FOR SALE  
**Residential Development Opportunity**

Dolman Close, Barnet, London N3 2EX

rapleys.com  
**0370 777 6292**

CONTACT **Charles Alexander**  
07831 487420 | charles.alexander@rapleys.com

**Angus Irvine**  
07767 463884 | angus.irvine@rapleys.com



Exciting development opportunity in the affluent London Borough of Barnet

Proposal for circa 17 residential units—STP

Approximately 0.24 hectare (0.59 acre)

Closing date for offers  
**12pm Wednesday 07 October**

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### Location

The property is located in Dolman Close, off Avondale Road, and is adjacent to the North Circular.

The site is located in a predominantly residential area, with access to Finchley underground station a short walk away and bus stops within 200 metres.

### Description

The site extends to approximately 0.24 hectare (0.59 acre). It is broadly rectangular and is accessed via Dolman Close, off Avondale Road.

Two brick buildings are situated on the site including the redundant Mortuary building and a former residential block—both buildings are vacant.

### Planning

The site comprises brownfield land and is located in a sustainable location, wherein the principle of development is acceptable subject to the use, design, highway and amenity policies of the development plan.

The existing buildings are not statutorily or locally listed and the site is not in a conservation area. The site is in Flood Zone 1 with a low probability of flooding.

An informal pre-application consultation has been undertaken with planning and design officers at London Borough of Barnet, who support the residential re-development of the site, and consider apartments and houses to be the most appropriate form of residential development at the site.

A full planning report can be requested from the selling agent.



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### Indicative Development Options

A number of indicative options have been designed for the site as indicated in the table below.

|          | Flats | Townhouses | Total |
|----------|-------|------------|-------|
| Option 1 | 10    | 7          | 17    |
| Option 2 | 7     | 6          | 13    |
| Option 3 | 0     | 9          | 9     |

The architects feasibility study can be requested from the selling agent.

### Terms

Offers are invited on an unconditional basis. All submissions should include the following information:

- Anticipated timeframe of Exchange and Completion
- Confirmation of a 10% deposit on Exchange of Contract
- The identity of the purchaser, along with any appropriate supporting information
- Confirmation of funding proposals and any third party approvals required, please provide proof of funds
- Detail of internal approval process required to sanction the purchase
- Please confirm you and your solicitors have reviewed the documentation within the Sharefile
- Provide details of the solicitors who will be acting on your behalf in this transaction

Our client reserves the right not to accept the highest or any other offer received. The bid deadline for offers is **Wednesday 07 October 2020 at midday**. Offers should be submitted by email to [Angus Irvine](mailto:Angus.Irvine@rapleys.com) or [Charles Alexander](mailto:Charles.Alexander@rapleys.com).

### Tenure

The site is available with vacant possession.



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### Further Information

Access to the documents in the Sharefile relating to the pre-application information and other sales information is available on request from the selling agent.

### Encroachment

The blue shading overlay shows an encroachment on the boundary, further details are available from the agent.

### VAT

The property has not been elected for VAT.

### Viewing

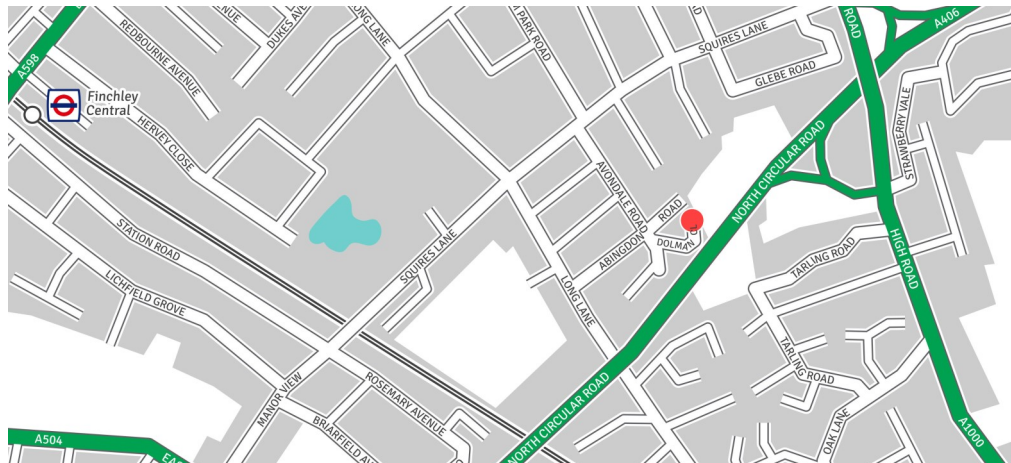
Strictly by appointment with the sole agent.

### Energy Performance

Energy Performance Asset Rating: Commercial: D 82

Flat 1: D 55

Flat 2: D 58



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