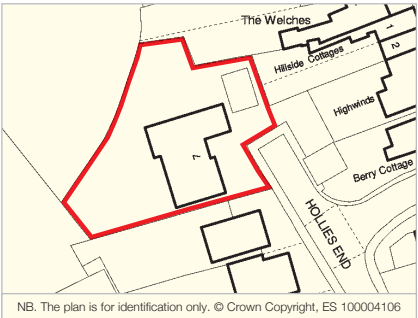


London NW7 7 Hollies End, Mill Hill NW7 2RY

- **A Freehold Site extending to Approximately 0.099 Hectares (0.244 Acres)**
- Currently occupied by a Detached House and Detached Garage
- **Planning Permission for Demolition of Existing House and Construction of 2 x Two Storey Detached Houses (with Rooms in Loft Space and Basement)**
- **Upon Completion of the Approved Works, the Property will provide 2 x Four Bedroom Houses**
- House A GIA 263.5 sq m (2,836 sq ft)
House B GIA 287.8 sq m (3,098 sq ft)

Vacant Possession



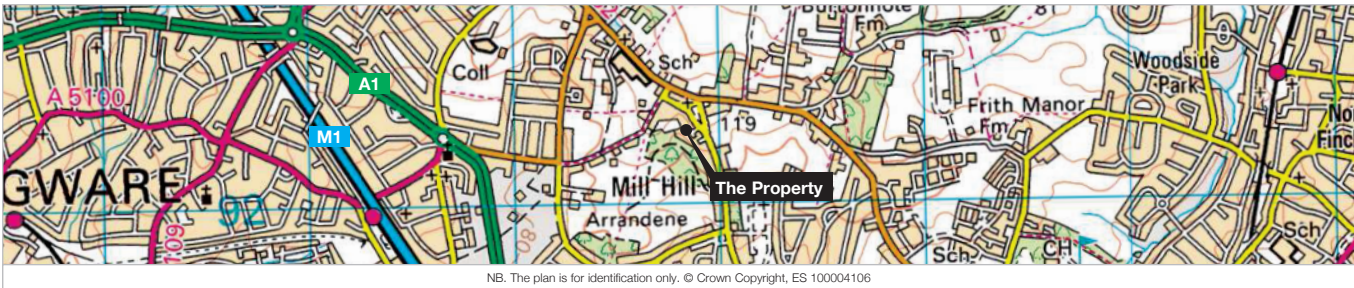
To View

The property will be open for viewing every Tuesday between 10.45 – 11.15 a.m. and Saturday between 11.30 a.m. – 12.00 noon. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs SE Law Limited (Ref: Sue Edwards).
Tel: 01606 333533.
Email: sedwards@selawlimited.com

VACANT – Freehold Building and Site with Planning



Tenure

Freehold.

Location

The property is situated on the west side of Hollies End, which is located off Milespit Hill, which in turn runs off The Ridgeway. Extensive shops and amenities, including Mill Hill Broadway Rail Station and Mill Hill East Underground Station (Northern Line), are available. The open spaces of Arrandene Open Space and Mill Hill Park, together with Mill Hill School and Belmont School, are also within easy reach.

Description

The property comprises a detached bungalow with separate detached garage. There are gardens to both the side and rear. The property occupies a site extending to approximately 0.099 hectares (0.244 acres) and is offered with planning consent for demolition of the existing building and the erection of 2 x four bedroom houses.

Accommodation

Site Area Approximately 0.099 Hectares (0.244 Acres)

Detached House and Detached Garage

Planning

Local Planning Authority: London Borough of Barnet.

Tel: 020 8359 2000.

Planning permission (Ref:17/5741/FUL) was granted on 18th January 2018 for “demolition of existing detached single family dwelling house and construction of 2 x two storey (with rooms in roof space and basement) family houses, associated amenity space and off-street car parking”.

Once developed, the houses will provide the following accommodation:

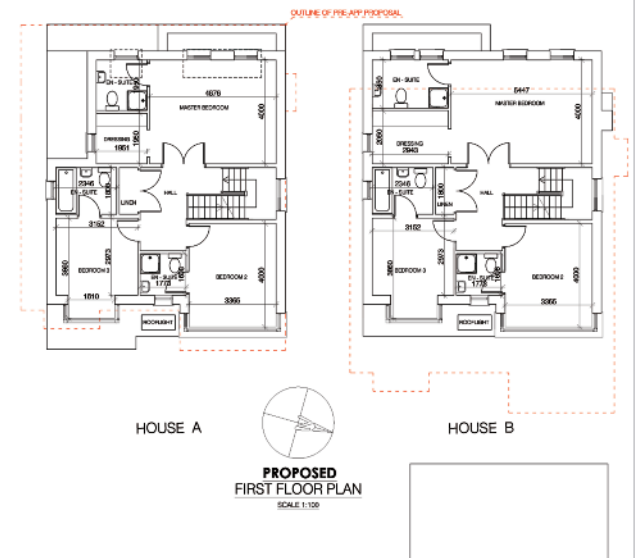
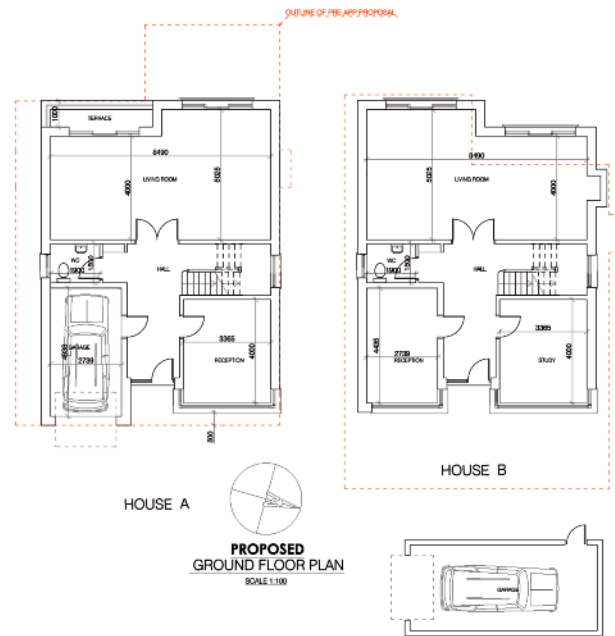
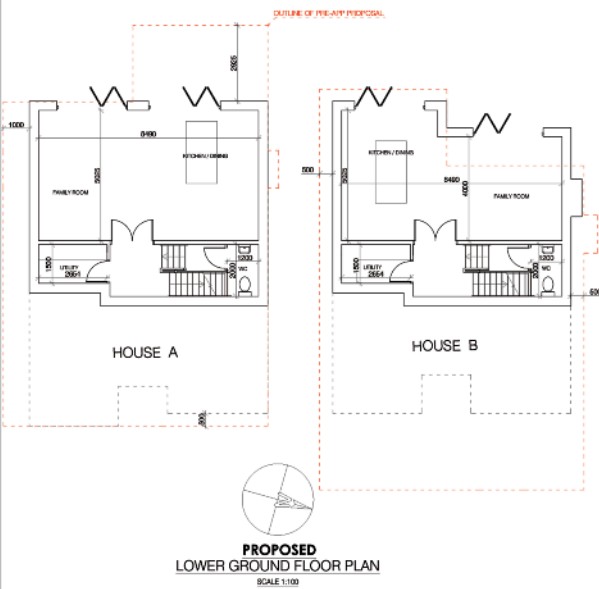
No.	Floor	Accommodation
A	Basement	Kitchen/Diner, Family Room, Utility Room, Separate WC/wash basin
	Ground	Reception Room, Living Room, Separate WC/wash basin, Integral Garage
	First	Master Bedroom with Dressing Room and En-Suite, Shower Room with WC/wash basin, Bedroom with En-Suite Shower Room, Bedroom with En-Suite Bathroom
	Second	Bedroom with En-Suite Shower Room, Store
	Approximate Gross Internal Area 265.3 sq m (2,855 sq ft) including Garage House A Gross Internal Area 263.5 sq m (2,836 sq ft)	
B	Basement	Kitchen/Diner, Family Room, Utility Room, Separate WC/wash basin
	Ground	Reception Room, Living Room, Study, Separate WC/wash basin, Detached Garage
	First	Master Bedroom with Dressing Room and En-Suite, Shower Room with WC/wash basin, Bedroom with En-Suite Shower Room, Bedroom with En-Suite Bathroom
	Second	Bedroom with En-Suite Shower Room, Store
	Approximate Gross Internal Area 268.5 sq m (2,969 sq ft) plus Detached Garage House B Gross Internal Area 287.8 sq m (3,098 sq ft)	

Prospective buyers are strongly advised to read the Auctioneers’ Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsup.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



House A GIA 263.5 sq m (2,836 sq ft)
House B GIA 287.8 sq m (3,098 sq ft)

