

London NW3 2-3 Heath Passage, Hampstead NW3 7HB

- A Freehold Site extending to Approximately 0.033 Hectares (0.081 Acres)
- Possible potential for Residential Development subject to obtaining all necessary consents
- Situated next to Golders Hill Park
- The Property is NOT located in a Conservation Area

Vacant Possession

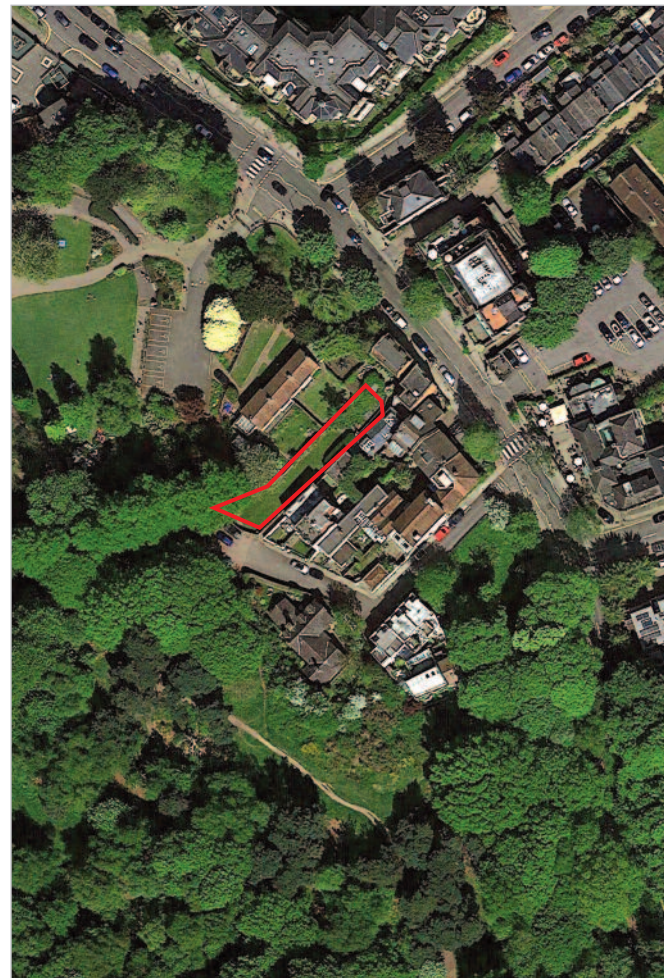
IN SAME OWNERSHIP FOR
APPROXIMATELY 10 YEARS



Seller's Solicitor

Messrs Clyde & Co LLP (Ref: D Croock Esq).
Tel: 0207 876 5537.
Email: daniel.croock@clydeco.com

VACANT – Freehold Site



Tenure

Freehold.

Location

The property is situated on the north side of Heath Passage, to the west of its junction with North End Way (A502). Local shops and amenities are available along North End Way, with the further facilities of Hampstead being accessible to the south. Local bus routes run along North End Way (A502) and Underground services (Northern Line) run from Golders Green Station to the north-west. The nearby North End Way (A502) provides direct access onto Finchley Road (A598), which in turn leads onto the North Circular Road (A406). Both Golders Hill Park and Hampstead Heath are within easy reach.

Description

The property comprises a roughly rectangular, broadly level site extending to approximately 0.033 hectares (0.081 acres). The property may afford possible potential for development, subject to obtaining all necessary consents.



Accommodation

Site Area Approximately 0.033 Hectares (0.081 Acres)

Planning

Local Planning Authority: Camden Council.
Tel: 0207 974 4444.

The site may afford possible potential for development, subject to obtaining all necessary consents.

Note

We are informed by the Vendor's Solicitor that, in accordance with the disclosed documentation, there was previously a building on the site prior to the property and part of the surrounding area suffering bomb damage during WWII.

Overage

The site is sold subject to overage provisions. Please refer to the legal documents for further information.

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.alltop.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.