



Tenure

Freehold.

Location

The property is situated at the junction of Moxon Street and Tapster Street within walking distance of High Barnet Underground Station, which provides Northern Line services into Central London. An extensive range of local amenities is available in Barnet, including The Spires Shopping Centre. New Barnet Rail Station is to the east. Several well regarded schools are nearby, including Queen Elizabeth's Boys School and Queen Elizabeth School for Girls. The open spaces of King George's Fields are accessible and the property is located within Wood Street Conservation Area. Several golf courses are available close by, including The Shire (London) Course. The nearby St Albans Road (A1081) provides access to both the A1 and M25 Motorway. Barnet Hospital is within reach.

Description

The property comprises two end of terrace single storey buildings.

Existing Accommodation

The property was not internally inspected by Allsop. We understand the property provides:
Former School Hall and Club Accommodation

Site Area Approximately 0.027 Hectares (0.066 Acres)

Planning

Local Planning Authority: Barnet Council.

Website Address: www.barnet.gov.uk

Email: planning.enquiry@barnet.gov.uk

Tel: 0208 359 3000

Planning permission (Ref PP-05964987) was granted on 31st May 2017 for the "Demolition of an old school hall and associated lean-to building and erection of a two storey building to provide 4 no. residential dwellings".

Plans and planning permission are available on request. Please email will.taylor@allsop.co.uk

Proposed Accommodation

If implemented, the property will provide the following accommodation.

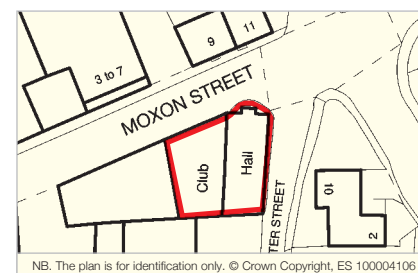
Flat	Floor	Accommodation	Floor Areas sq m (sq ft)
1	Ground	Reception Room, Kitchen, Two Bedrooms, Bathroom, Shower Room	64.5 sq m (694 sq ft)
2	Ground	Reception Room, Kitchen, Two Bedrooms, Bathroom	71.4 sq m (769 sq ft)
3	First	Reception Room, Kitchen, Bedroom, Bathroom, Outside Area	56.3 sq m (606 sq ft)
4	First	Reception Room/Kitchen, Three Bedrooms, Bathroom, Shower Room, Outside Area	87.3 sq m (940 sq ft)

High Barnet

The Royal British Legion Building, 1 Moxon Street, Hertfordshire EN5 5TY

- **Two Freehold End of Terrace Buildings**
- **Planning Permission for Demolition and Erection of a Two Storey Building providing Four Self-Contained Flats**
- **Comprising 1 x One Bedroom, 2 x Two Bedroom and 1 x Three Bedrooms Flats**
- **Possible potential for Further Planning subject to obtaining necessary consents**

Vacant Possession



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).
Please view with caution. You are advised to wear suitable footwear.

Seller's Solicitor

Messrs Yugin & Partners (Ref: DB).

Tel: 0208 954 2410.

Email: db@yuginlaw.com

Joint Auctioneer

Statons Estate Agent

Tel: 0208 441 9555.

VACANT – Two Freehold Buildings

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.allsop.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.