



SITUATION

Located to the rear of Nos 23 to 41 Eton Avenue via three separate access ways within this popular residential area. The local vicinity is well served by the varied shopping facilities in East Barnet Road and Cat Hill with Oakleigh Park Mainline and Cockfosters Underground (Piccadilly) Stations being in close proximity. East Barnet lies approx 12 miles north of central London.

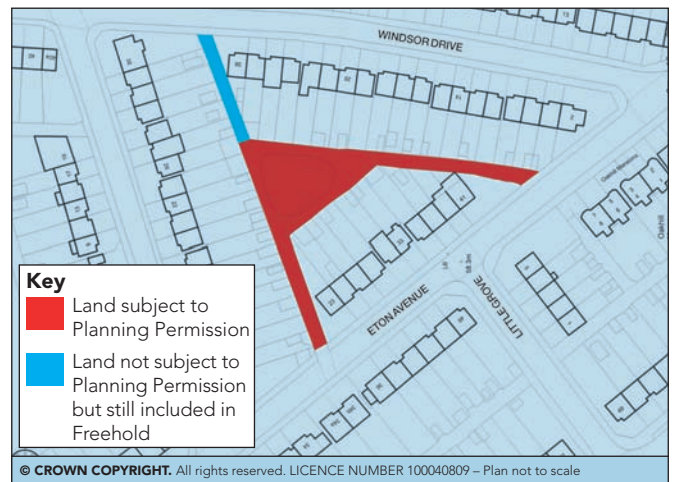
PROPERTY & ACCOMMODATION

A **Triangular Shaped Plot (Area Approx 4,200 sq ft) plus Three Access Ways** within a triangle of mainly terraced residential properties bounded by Eton Avenue, Windsor Drive and Bohun Grove.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION (subject to any rights of way and easements that may exist over the access ways)

Note: The site may be suitable to erect 2 semi-detached bungalows, subject to obtaining the necessary consents.



PLANNING

Planning Permission was granted on 10th November 2009 by the London Borough of Barnet (020 8359 4664) for the 'Erection of a bungalow with flat 'grass' roof' which would effectively provide a 3 bed bungalow with 2 on site parking spaces and a garden and only incorporating the two access ways from Eton Avenue. There is a S.106 Agreement which we are advised requires a contribution of £14,919.45 towards the Local Authority's Education, Library & Health Services and prospective purchasers are advised to refer to www.barnet.gov.uk/planning-obligations-calculator.xls to verify this amount.

Plot with Planning for 3 Bed Bungalow

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
Roythornes LLP, Dean's Court, 10 Minster Precincts
Peterborough PE1 1XS Tel: 01733 558 585. Ref: J. Williams, Esq

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £250 (including VAT) upon exchange of contracts