

# ARKLEY RIDING STABLES

CGI of proposed development

HEDGEROW LANE,  
ARKLEY, BARNET,  
EN5 3DT



PRIME NORTH LONDON  
DEVELOPMENT OPPORTUNITY FOR  
SALE WITH PLANNING PERMISSION  
FOR 3 LUXURY BUNGALOWS +  
19.5 ACRES OF GREENBELT.

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## EXECUTIVE SUMMARY

### **A residential development opportunity for sale located in Arkley, London, EN5.**

Planning permission has been granted for the demolition of the existing derelict buildings, and a change of use from an equestrian centre (Sui Generis) to residential use (C3) and construction of 3 detached luxury dwellings.

The proposed scheme will offer a total net saleable area of 738m<sup>2</sup> (7,944 ft<sup>2</sup>).

The site is currently occupied by former riding stables and some dilapidated buildings.

Included within the sale is a further 19.5 acres of open Green Belt.

-  Proposed Site
-  Green Belt





## LOCATION

The proposed development is accessed from Hedgerow Lane which is a quiet cul de sac positioned off of Barnet Road (A411). The scheme has been designed to provide three large luxury bungalows each coupled with their own private driveway and large garden. There is also 19.5 acres greenbelt land to the rear of the site which is included within the sale.

The site lies within close proximity to a number of major transport routes, including the A1 and M11 that serves Central London and areas to the North. The closest tube station is High Barnet Underground Station, located 2,800 metres (1.8 miles) away which provides direct access into locations such as Euston (27 minutes), Kings Cross St Pancras (29 minutes), Waterloo (37 minutes) and London Bridge (40 minutes) via the Northern Line (Source: CityMapper).

Barnet town Centre is 2500m (1.5 miles) away offering various local amenities including a variety of restaurants and supermarkets, including a large Morrisons located on Stirling Corner (1.4 miles away).

-  Proposed Site
-  Green Belt

## PLANNING

The site measures 1.13 hectares (2.8 acres) and planning permission (Ref: PP: 22/1514/FUL) was granted in July 2022 for the demolition of existing buildings and construction of 3 x 3 bedroom single storey dwellings with associated access, amenity space, and off-street parking. The scheme has been designed to provide highly desirable single story, contemporary buildings which are unique in character and appeal to the local market.

The houses and driveways are located towards the northern half of the site, leaving open garden spaces to the south side, offering views to the picturesque rural setting beyond.

The sale includes a further 19.5 acres of open Green Belt land at the rear which may offer future redevelopment potential (subject to the necessary planning consents).



CGI OF PROPOSED DEVELOPMENT



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## SCHEDULE OF ACCOMMODATION

House	Type	Floor	Beds	Sqft	Sqm
1	1	Bungalow	3	2,648	246
2	1	Bungalow	3	2,648	246
3	2	Bungalow	3	2,648	246
<b>Total</b>				<b>7,944</b>	<b>738</b>



HOUSES 1 & 2

2,648 SQFT

246 SQM





HOUSE 3

2,648 SQFT

246 SQM



PROPOSED SITEPLAN



\*Not to scale

EXISTING SITE



PICTURE OF THE EXISTING SITE



PICTURE OF THE EXISTING SITE



PICTURE OF THE EXISTING SITE



PICTURE OF THE EXISTING SITE





FOR FURTHER INFORMATION  
PLEASE CONTACT THE SOLE AGENTS  
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ON THE DETAILS BELOW.

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TENURE

The site is being sold freehold with vacant possession.

METHOD OF SALE

The site is for sale freehold by way of informal tender (unless sold prior).

FURTHER INFORMATION

Further plans and information are available by [clicking here](#).

PRICE

Offers in excess of £2,000,000 subject to contract only.

VIEWINGS

Viewing are strictly by appointment only, please contact the sole selling agents to arrange an inspection if required.

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