

Development Opportunity

Land For Sale: 141-143 Dollis Road, Mill Hill, London NW7 1JX

Planning Consent to provide 15 apartments, 8 houses, 3 x B1(a) Offices & 1 x A1 Retail Unit



Investment & Development Agents



Visualisation of the proposed scheme

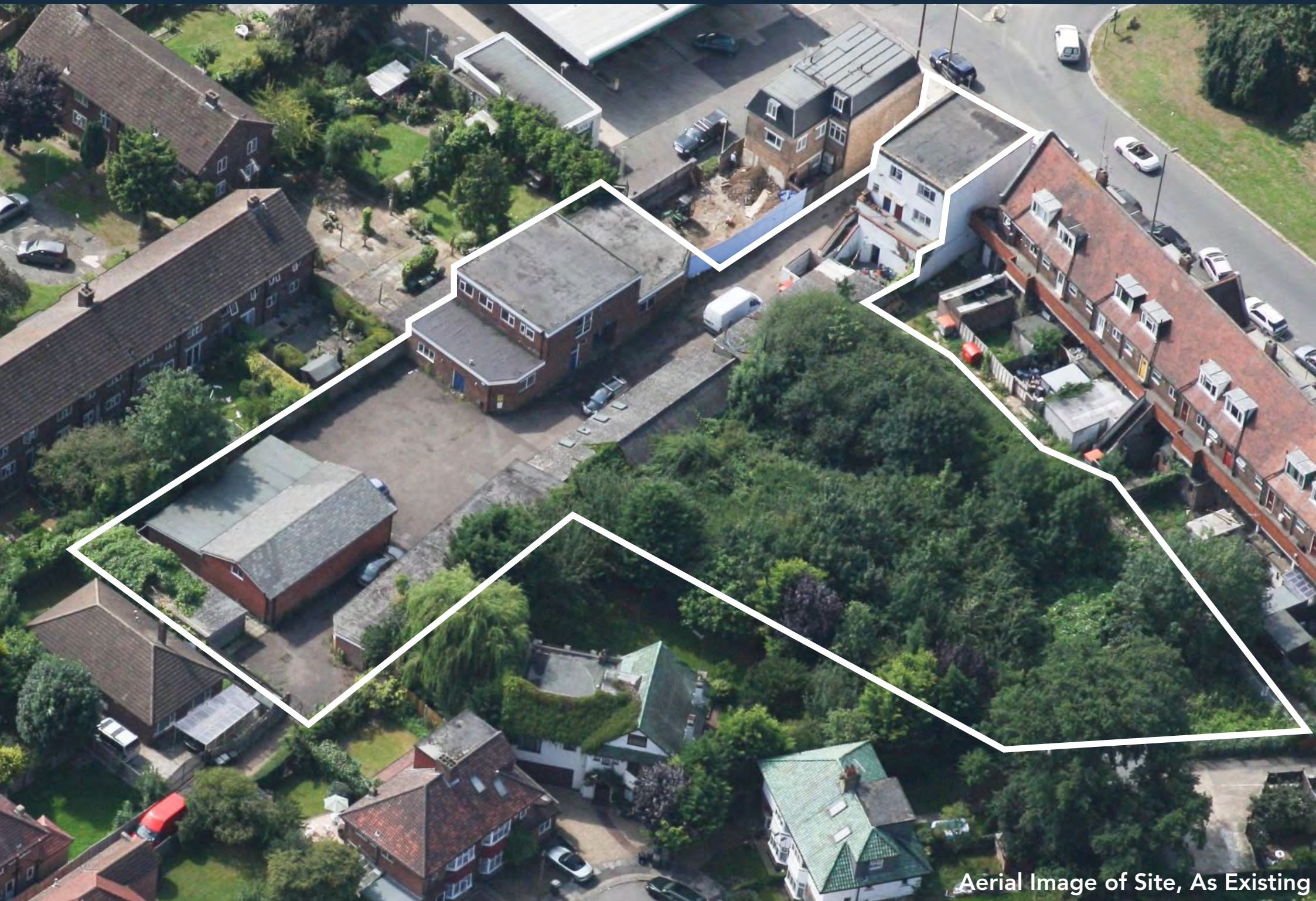


INVESTMENT SUMMARY

- ▣ Proposed gated, brand-new, mixed-use scheme provides 15 apartments, 8 houses, 3 x B1(a) offices & 1 x A1 retail unit, with 21 surface car parking spaces
- ▣ Detailed planning consent, reference: 17/3796/FUL (Barnet Borough Council) - [Click Here to view the application on Barnet BC's Planning Portal](#)
- ▣ Freehold interest offered for sale with a current income being generated from the existing front building, totalling £37,320 PA, with an ERV of £55,000
- ▣ CIL & S106 contributions estimated at £325,000, in addition to a number of on-site affordable housing units
- ▣ Proposed Residential NSA of 16,214 sq. ft. / 1,506.3 sq. m.
- ▣ Prominent site measuring approx. 0.75 acres / 32,670 sq. ft.
- ▣ Potential for an enlarged scheme, subject to all necessary consents
- ▣ Proposed scheme comprises demolition of all existing buildings on-site, to be replaced by the proposed scheme
- ▣ Mill Hill East Station is just 0.3 Miles from the site, with trains travelling into Kings Cross in less than 30 minutes
- ▣ 7 of the 15 apartments are designated as shared ownership units
- ▣ Viewings held across two open-days on Monday 18th & Friday 22nd June 2018 - please contact a member of our team to confirm attendance (viewing times on Terms page)
- ▣ Bid Pro Forma's to be completed and sent to dean.leslie@glpg.co.uk or steve@fortressland.co.uk by Midday on Monday 9th July 2018



Visualisation of the proposed scheme



Aerial Image of Site, As Existing



Mill Hill is a prestigious and highly sought-after location of North London. The area has seen a large volume of capital growth and re-development whilst retaining it's character. The area continues to attract investors, developers and end-users due to it's wide array of local amenities, renowned local schools and a short journey time into Central London

KEY DISTANCES

- Local Amenities - 0.1 miles
- Waitrose Mill Hill - 0.2 miles
- Mill Hill East Station (to Euston in 25 mins) - 0.3 miles
- St Mary's CofE Primary School - 0.3 miles
- Virgin Active Gym Mill Hill - 0.3 miles
- Millbrook Park Primary School - 0.4 miles
- Pardes House Primary School - 0.5 miles
- Finchley Central Station (to Kings Cross in 25 mins) - 0.6 miles
- Hasmorean High School - 0.7 miles
- West Finchley Station (to Kings Cross in 25 mins) - 0.8 miles
- Mill Hill Broadway Station (to Kings Cross in 20 mins) - 2 miles
- Woodside Park Station (to Kings Cross in 25 mins) - 1.3 miles





DESCRIPTION

A rare opportunity to secure a prominent site befitting from detailed planning consent, to provide a brand-new and gated, mixed-use scheme, comprising 15 apartments, 8 houses & 4 commercial units.

The site extends to 0.75 acres / 32,670 sq. ft, with the existing buildings to be demolished for the proposed scheme. The replacement buildings will be divided amongst three sections, namely a stand-alone block of 14 apartments, a row of 8 mews houses and a standalone block of 1 x apartment, 3 x offices and 1 x retail unit.

The site is located just 0.3 miles from Mill Hill East Station, whilst being surrounded by an abundance of local amenities, excellent schools and further transport facilities.

PLANNING

- Planning reference: 17/3796/FUL (Barnet Borough Council) - [Click Here to view the application on Barnet BC's Planning Portal](#)
- Demolition of existing buildings and a replacement scheme comprising three sections, namely a stand-alone block of 14 apartments, a row of 8 houses and a standalone block of 1 apartment, 3 x offices and 1 x retail unit.
- 21 surface parking spaces in the proposed scheme
- S106 comprises 7 x 1-bedroom apartments, classified as shared-ownership

DATA ROOM

CLICK HERE TO VISIT THE DATA ROOM, TO DOWNLOAD A SET OF PLANS AND ASSOCIATED DOCUMENTS.

Access Code: dollisroad141 (Case Sensitive)

ACCOMMODATION SCHEDULE

Shared Ownership*

BUILDING A & B	FLOOR	UNIT TYPE	BED	SIZE SQ. FT.
UNIT 1	GF/FF	House	2	915
UNIT 2	GF/FF	House	2	915
UNIT 3	GF/FF	House	2	915
UNIT 4	GF/FF	House	2	926
UNIT 5	GF/FF	House	2	936
UNIT 6	GF/FF	House	2	1,001
UNIT 7	GF/FF	House	2	1,001
UNIT 8	GF/FF	House	2	1,001
UNIT 9	Ground	Apartment	2	652
UNIT 10*	Ground	Apartment	1	546
UNIT 11*	Ground	Apartment	1	547
UNIT 12	Ground	Apartment	2	653
UNIT 13*	First	Apartment	1	546
UNIT 14	First	Apartment	STUDIO	421
UNIT 15*	First	Apartment	1	544
UNIT 16*	First	Apartment	1	544
UNIT 17	First	Apartment	STUDIO	421
UNIT 18*	First	Apartment	1	544
UNIT 19	Second	Apartment	2	766
UNIT 20*	Second	Apartment	1	560
UNIT 21	Second	Apartment	1	560
UNIT 22	Second	Apartment	2	766
Total				15,680

BUILDING C	FLOOR	UNIT TYPE	BED	SIZE SQ. FT.
A1	Ground	Retail	-	1,297
B1(A)	First	Office	-	463
B1(A)	First	Office	-	544
B1(A)	Second	Office	-	543
UNIT 23	Second	Apartment	1	534
Total				3,381



Price

Whole Site - Offers Over: £5,200,000

Site excluding Building C - Offers Over: £4,200,000

Offers

Bid Pro Forma's to be completed and sent to dean.leslie@glpg.co.uk or steve@fortressland.co.uk by Midday on Monday 9th July 2018

Tenure

Freehold

Viewings

Between 10am - Midday on Monday 18th June 2018 and Midday - 2pm on Friday 22nd June 2018. Please contact a member of our team to confirm attendance

Tenancy

Lease & AST's for the existing building fronting Dollis Road

Deposit

10% of the final purchase price will be payable to the Seller's solicitor upon exchange of contracts

VAT

It is our understanding that the property has not been elected for VAT

Timescales

An unconditional exchange of contracts to take place within 14-days from receipt of draft contracts, with legal completion to take place 4-weeks thereafter

Contact Joint-Sole Agents



Investment & Development Agents



Dean Leslie

07446 918 939

020 3640 6420

Dean.leslie@glpg.co.uk

Steve Oliver

07375 462 428

020 8343 6018

Steve@fortressland.co.uk

Matt Glazer

07879 774 584

020 3640 6420

Matt.glazer@glpg.co.uk

Lee Smith

07866 916 493

020 8343 6018

Lee@fortressland.co.uk

Adam Freedman

07572 121 301

020 3640 6420

Adam.freedman@glpg.co.uk

For more information, please visit either www.glpg.co.uk/dollis-road or www.fortressland.co.uk. Plans are available within the GLPG data room, access code: dollisroad141 (case sensitive)

Disclaimer: GLPG on their own behalf and on behalf of the Owner/Landlord of this property whose agents give notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon and interested parties are advised to satisfy themselves as to the correctness of each statement. GLPG is the trading name of GLPG Limited, a company registered in England No: 09871398