THE VICARAGE, DEANS LANE, EDGWARE, HA8 9NT

Key Highlights

- Residential development opportunity in Edgware in the London Borough of Barnet.
- Planning permission for 3 apartments and 5 x 2 storey houses along with a replacement vicarage, which will be granted back to the vendor on completion.
- The site extends to 0.24 hectares (0.60 acres) and is occupied by the vicarage attached to the neighbouring John Keble Church.
- 1.3 km (0.8 miles) east of Edgware Underground station (Northern Line) and 1.1 km (0.7 miles) west of Mill Hill Broadway station (Thameslink services).
- For sale freehold with vacant possession.

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Location
The Site is situated in north London, approximately 16 km (10 miles) from the West End and 18 km (11 miles) from the City of London. Mill Hill Broadway is 1 km (0.6 miles) to the east and provides a range of local amenities. Edgware town centre is located 1.3 km (0.8 miles) to the west of the site providing further amenity and transport links. The site benefits from close proximity to a number of green spaces, it is approximately 0.5 miles north of Lyndhurst Park and 1.1 km (0.7 miles) north of Watling Park.

The site is well located for access to transport links. Mill Hill Broadway Station is located 1.1 km (0.7 miles) south east of the site and provides Thameslink services to Central London (London St Pancras) in 18 minutes, as well as St Albans to the north (14 minutes). Edgware London Underground Station (Northern Line), located 1.3 km (0.8 miles) west of the site, provides services to King’s Cross St. Pancras (26 minutes), Bank (36 minutes) and Leicester Square (31 minutes).

There are a number of local bus routes on Deans Lane with services to Edgware (route 305) and Mill Hill (route 221). The nearest bus stop is immediately in front of the property.

Junction 4 of the M1 is 4.5 km (2.8 miles) to the north west of the property and Watford Way (A1) is 1 km (0.6 miles) to the north east.

Description
The existing vicarage is a two storey building positioned at the north end of the site and is accessed via a crossover on the northern boundary. The total site area is approximately 0.24 hectares (0.60 acres) and is broadly rectangular in shape. The site is bounded to the east and south by the rear gardens of residential properties on Sefton Avenue and Church Close. John Keble Church is located directly to the west of the site, with the Baden Powell Centre and John Keble Hall located to the south west.

The surrounding area is predominantly residential comprising semi-detached two storey houses. There are a number of flatted developments on infill sites in the surrounding area, most notably the development on Belgrave Close which provides 13 flats. There are also a number of community facilities nearby including Deansbrook Junior and Infant Schools.
Planning

The property falls within the jurisdiction of the London Borough of Barnet. The site is not located within a conservation area and does not comprise any Listed Buildings. John Keble Church is Grade II Listed.

The site benefits from planning permission (Ref: 16/7594/FUL), dated 12th May 2017, for:

‘Demolition of existing vicarage and garage buildings and redevelopment to provide a replacement vicarage plus 8 no. additional two storey dwellinghouses with associated access, amenity space, hard and soft landscaping, refuse stores and cycle storage. Provision of 15 no. off-street parking spaces.’

The scheme will have 15 parking spaces and provide the following accommodation:

<table>
<thead>
<tr>
<th>UNIT</th>
<th>TYPE</th>
<th>BEDS</th>
<th>SIZE (NSA)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>SQ M  SQ FT</td>
</tr>
<tr>
<td>1</td>
<td>Apartment</td>
<td>1</td>
<td>54  581</td>
</tr>
<tr>
<td>2</td>
<td>Apartment</td>
<td>2</td>
<td>76  818</td>
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<td>3</td>
<td>Apartment</td>
<td>2</td>
<td>73  786</td>
</tr>
<tr>
<td>4</td>
<td>House</td>
<td>3</td>
<td>141 1,517</td>
</tr>
<tr>
<td>5</td>
<td>House</td>
<td>3</td>
<td>141 1,517</td>
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<tr>
<td>6</td>
<td>House</td>
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<tr>
<td>7</td>
<td>House</td>
<td>3</td>
<td>141 1,517</td>
</tr>
<tr>
<td>8</td>
<td>House</td>
<td>3</td>
<td>141 1,517</td>
</tr>
<tr>
<td>9</td>
<td>Vicarage</td>
<td>4</td>
<td>199 2,142</td>
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<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>1,107 11,912</td>
</tr>
</tbody>
</table>

A subsequent amendment to this permission was sought via a Section 73 application (Ref: 18/1871/S73) and was granted planning permission on 20th August 2018. This amended a number of the conditions attached to the original planning permission to allow the development of the replacement Vicarage to be de-coupled from the eight new dwellings. This allows the replacement Vicarage to be developed without the need to discharge conditions that relate primarily to the development of the eight new dwellings; e.g. the provision of car parking spaces and access.

Permission (Ref: 18/4910/NMA) has been granted for a non-material amendment to the original permission. This allows changes to the design of the roof and fenestration of the new vicarage and introduces solar panels on the roof. All of the documents related to the planning permissions are available on the dataroom. The proposed development will not be subject to any S106 financial obligations.

Method of Sale

The property is for sale freehold with vacant possession by way of informal tender (unless sold prior). The vendor will retain the freehold of the land edged blue on the site plan on the previous page. The purchaser will be required to construct the replacement vicarage on the blue edged land to a set specification. The replacement vicarage will have rights of access, free passage of services, the right to use the bin stores and the exclusive use of two reserved parking spaces. There are documents and plans in the dataroom detailing this further.
VAT
The property is not elected for VAT.

Viewings
Viewings are strictly by appointment. Please contact the sole selling agents to make an appointment.

Further Information
Further technical information relating to the property is available at:

www.savills.com/deanslane

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