

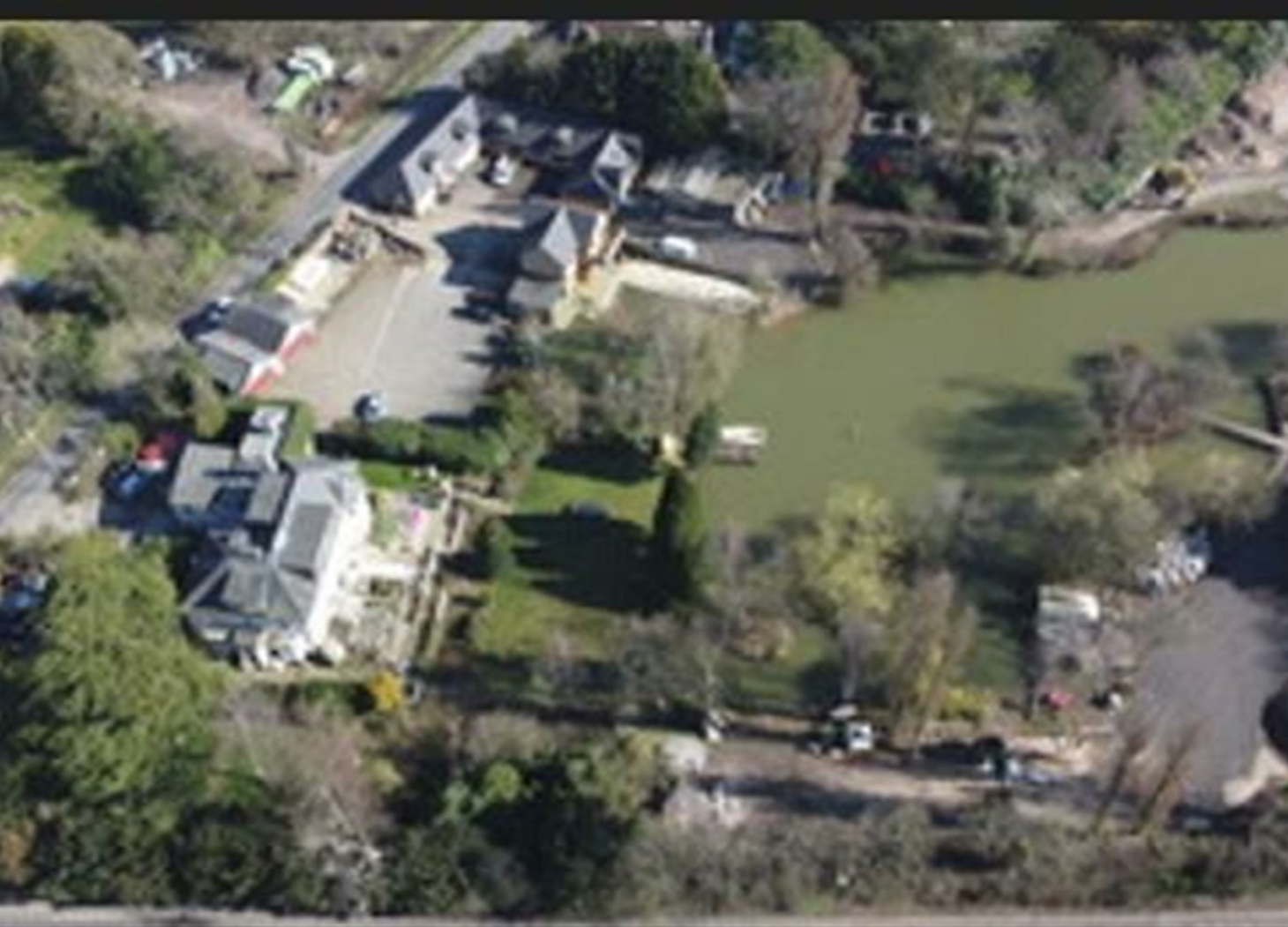


**4.5 ACRE SITE  
FOR DEVELOPMENT**

OAK HOUSE WAGON ROAD, BARNET EN4 0PH

Offers In The Region Of £4,500,000 | Freehold

**ANDREW WARD** EST. 1988  
ESTATE AGENTS



## Property Overview

\*HUGE DEVELOPMENT OPPORTUNITY\*

This Superb Circa. 4.5 acres corner plot estate has a large lake, an eight bedroom Georgian style family residence, a separate four bedroom detached family home and a series of outbuildings surrounding the lake including garages, workshops, a boat house and plenty of hard standing for parking. The site benefits from three access points and is ideal for development. Planning permission has been granted for six detached houses and further planning gains can be made.

The client is looking for a cash deal only and is not looking for an option agreement subject to planning permission.



## Property Features

- HUGE DEVELOPMENT OPPORTUNITY
- OPPORUNITY TO BUILD LAKE FRONTED PROPERTIES
- LARGE LAKE
- CIRCA. 4.5 ACRE PLOT
- PLANNING PERMISSION GRANTED
- SURROUNDED BY COUNTRYSIDE

## Agents Notes

Situated on Wagon Road which is in close proximity to the highly sought after Hadley Wood, with all of its boutique shops, cafes, tennis club, and Hadley Wood Overground Train Station giving easy access to London via London Kings Cross / Moorgate Line. Jacks lakes, Hadley Highstone and The Duke Pub are all within a short walk. Also nearby are Potters Bar and Barnet with all of their shops, supermarkets and transport links including High Barnet Underground (Northern Line).

## Ganwick, Barnet, EN5

Approximate Area = 7262 sq ft / 674.6 sq m  
 Cottage = 844 sq ft / 78.5 sq m  
 Garage = 1915 sq ft / 177.9 sq m  
 Limited Use Area(s) = 472 sq ft / 43.8 sq m  
 Outbuilding = 4756 sq ft / 441.8 sq m  
 Total = 15249 sq ft / 1416.6 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2023. Produced for Stators. REF: 934864

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