



Land for sale

Land at 164-168 Cricklewood Broadway

- Mixed Use Development Opportunity (STP)
- Total site area Approx. 0.036 acres
- Cleared Freehold site
- Both Conditional and Unconditional offers invited

The Opportunity

The London Borough of Barnet has brought forward a development opportunity at Cricklewood Broadway comprising a total of circa 0.036 acres.

The property now comprises of a cleared site, however, the Site previously comprised of a part single/ part four storey building comprising a mix of commercial uses (Class E and Sui Generis) at ground floor and office accommodation on the upper floors.

The buildings have been demolished to make way for the A5 / A407 Cricklewood Lane junction improvements and of which has left surplus land which form the property.

The opportunity is available as a whole on a Freehold basis.

Location

The site is set within a well-established high street in Cricklewood with a mix of retail and residential accommodation. The site is well connected with numerous bus links and Cricklewood Train Station, a 4-minute walk along Cricklewood Lane. The Site benefits from a PTAL of 6a.

Planning

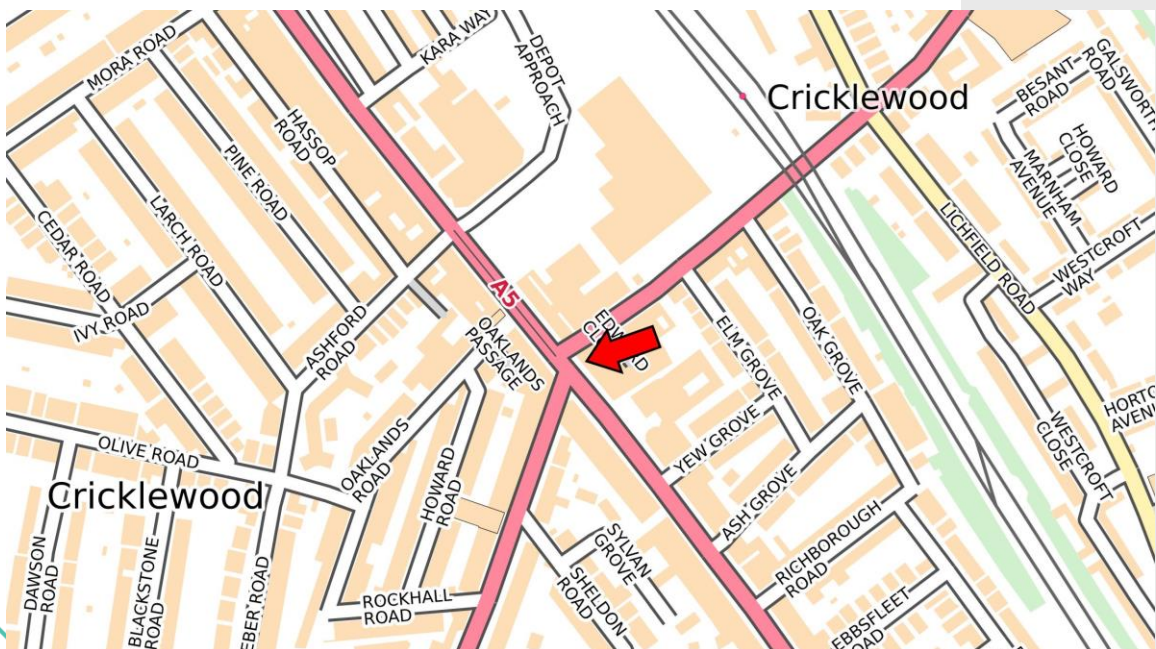
We are seeking offers both on a conditional and unconditional basis and therefore all parties should make their own enquiries with the Local Planning Authority. Note that a Pre-Application was undertaken in March 2021, this should not be relied upon and is indicative only (Report available in the data room).

Tenure

The site is to be sold on a Freehold basis.

VAT

The site is not elected for VAT





Terms

Both conditional and unconditional bids are invited for the land within the redline boundary.

The Council wish to see the site delivered and therefore seek parties to commit to delivery on site.

Bid Guidelines

The site is being offered for sale by informal tender. Bid deadline

12:00 noon on Tuesday 25th February 2025

- i) All submissions are to be made by email prior to the respective bid deadlines outlined above.
- ii) Initial bids at each stage shall be deemed as your formal offer and no subsequent offers will be considered by our client. Please note that a second round bidding stage might be held at the Vendor's discretion.
- iii) All parties shall complete the bid form to constitute a formal bid.

iv) The Seller's fiduciary duty is to obtain best consideration for the site, but is not bound to accept the highest, nor any offer and also reserves the right to require selected bidders to submit further bids by a date to be specified, if deemed appropriate by the Seller.

v) All offers should be provided with a base price, with no underage.

vi) All offers must be for a specified sum in pounds sterling. No escalating offers or offers by reference to other bids will be considered.

vii) All purchasers are assumed to have completed their due diligence and inspected the property and satisfied themselves as to its condition, suitability for their own proposed use/development and have considered the contents of the online Information Pack.

Data Room

Please contact us via email for access to the data room.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewings

No formal viewings will be available during the marketing of this site. Prospective parties are welcome to inspect the site from the road, however we ask that you don't access the site.

Contact

Please contact Newsteer for further information:

Ross Bettridge

+44 (0) 7768 800087

ross.bettridge@newsteer.co.uk

Jonny Stevenson

+44 (0) 7710 379006

jonny.stevenson@newsteer.co.uk

Office address

20 Farringdon Street,
London, EC4A 4AB

January 2025

Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Newsteer has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.

Anti-Money Laundering: To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



