

## Residential Development Opportunity



### Land for sale

Canada Villa Young People's Activity Centre, Pursley Road,  
Mill Hill, NW7 2BU

- Mixed Use Development Opportunity (STP)
- Total site area 0.54 acres / 0.22 hectares
- Both Conditional and Unconditional offers invited



## The Opportunity

The London Borough of Barnet has brought forward a development opportunity known as Canada Villa Young People's Activity Centre, located in Mill Hill, comprising a total of circa 0.54 acres (0.22 ha).

The property comprises of a 2-storey community asset and associated car parking.

The site will be sold with vacant possession, with the council re-housing the community offsite. The vacant possession strategy will be agreed with the preferred party.

## Tenure

The site is to be sold as whole on a Freehold basis.

## Location

The site is set within a well-established residential location, with the surrounding area consisting of a mix of housing and apartments.

It is bound to the northern boundary by Dollis Primary School and woodland and open space to the south.

The site is well located with Mill Hill East underground station 0.8 miles to the east.

## 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.

## 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

### 5pm on Friday 28<sup>th</sup> 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 Sellers 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

We shall be holding a viewing day for interested parties at a date to be confirmed. Please contact us on the below to register your interest.

## Contact

Please contact Newsteer for further information:

### Ross Bettridge

+44 (0) 7768 800 087

ross.bettridge@newsteer.co.uk

### Jonny Stevenson

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## 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.

