

23/5184/FUL: Demolition of the existing dwelling and erection of 3no. two storey dwellings. Associated cycle storage, amenity space and refuse and recycling storage | 65 Crescent Road, Barnet EN4 9RD

Dear Sir / Madam

I am writing in response to the comments on planning reference 23/5184/FUL, received February 2024. Specifically the refusal related to the Sequential and Exception Tests, as detailed below:

The site is located within flood zone 2 and 3. Table 2 of the PPG indicates that dwelling houses are deemed to be a 'more vulnerable' use and Table 3 of the PPG is clear that for the proposed development to be acceptable with regard to flood risk both the sequential and exception tests are required to be passed.

The NPPF and the PPG require a sequential, risk-based approach to the location of development. The aim of the sequential test is to steer new development to areas with the lowest probability of flooding. Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The PPG advises that, in applying the Sequential Test, the aim is to steer new development to Flood Zone 1, these being areas with low probability of flooding. Only where there are no reasonably available sites in Flood Zone 1 should reasonably available sites in Flood Zone 2 be considered. If the sequential test demonstrates that it is not possible for development to be located in zones with a lower risk of flooding the Exception Test may have to be applied. Barnet policy DM04 requires new development to comply with the requirements of the NPPF.

The applicant has provided a Flood Risk Assessment including a Sequential Test and Exception Test for the site with the application. "In accordance with the National Planning Policy Framework (paragraph 168), development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the local planning authority to

determine if the sequential test has to be applied and whether or not there are other sites available at lower flood risk. Our flood risk standing advice reminds you of this and provides advice on how to apply the test. "

Having reviewed the information submitted, Officers do not agree with the findings of the sequential test, that there are only a limited number of suitable sites and that the application site is the preferential sequential site. Whilst the LPA acknowledges a comprehensive search has been undertaken, the scale of proposed development is only for two dwellinghouses. This can be accommodated by smaller scale opportunity sites within the borough, of which there is a documented history of a continuous stream of similar development approvals and no indication that these will no longer be available in future - as encouraged by Policy H2 of the London Plan. This scale of development site is unlikely to be flagged in some sources outlined the supplied sequential test, such as the brownfield register or housing supply, which in general relate to larger sites. It does not appear realistic to claim there are no developable of this scale Flood Zone 1 or 2 sites (excluding outlier sites, such as green belt) remaining within the borough. As can be evidenced from the West London Strategic Flood Risk Assessment mapping and the EA flood mapping, the majority of the Borough lies within Flood Zone 1 and therefore, opportunities for infill development that are not prone to flooding would be available. There is no particular justification or special circumstances for housing to be located on this high probability flood zone area.

The LPA also maintains a five year housing supply and as such (with regard to Para 11 of the NPPF), the policies of the Development Plan still pertain and there is little pressure to approve non-compliant schemes.

Overall, for the reasons listed above, the application is found to fail the requirements of the sequential test. The delivery of 2no houses would be of limited weight and would not make any appreciable difference to the Borough's housing land supply and would not outweigh the flood risk harm.

Notwithstanding the above, the Environment Agency have objected to the Flood Risk Assessment. The submitted FRA does not comply with the requirements for site-

specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change section of the planning practice guidance. The proposal is not acceptable without adequate floodplain compensation. The FRA does not therefore adequately address the development's flood risk and in particular, does not demonstrate that adequate flood storage compensation will be provided, does not guarantee that the proposed compensation scheme will be able to provide adequate flood storage for the lifetime of the development, and does not demonstrate that the proposed flood storage compensation scheme is hydraulically and hydrologically connected to the area of floodplain which will be lost as a result of the proposed development. As a result, the proposed development is expected to impede flood flow, and reduce flood storage capacity thereby increasing the risk of flooding to properties along Crescent Road.

Further, notwithstanding the EA comments, the Council's Drainage Consultants have objected to the proposal as a drainage strategy has not been included in the Flood Risk Assessment and consequently there is no acknowledgment of how the proposed development may alter the existing surface water drainage regime. As such the proposal fails to comply with Barnet policy DM04 and fails the sequential test as set out in the NPPF.

Sequential Test

It is somewhat contradictory to agree that a comprehensive search has been undertaken but that the site could be delivered at other locations. Therefore, the Sequential Test search has been expanded again to include all available land for sale within the Borough taken from property search websites (Rightmove, Zoopla and Addland). These sites are considered to be of an appropriate scale which may not have been captured within the Brownfield Register or SHLAA.

As can be seen in Table 1 overleaf, there are no alternative sites that are reasonably available that could house the proposed development.

Paragraph 029 of the NPPG states "...They [LPA's] may also find it helpful to keep an up-to-date register of 'reasonably available' sites, clearly ranked in flood risk preference. This could be part of their housing and/or economic land availability assessments or as a separate document." As the application of the

Sequential Test is the responsibility of the LPA, could you please advise where the list of sites is relevant to the scale of 2 dwellings, or smaller scale opportunities within the borough.

It seems the basis of the refusal is that reasonably alternative sites would come forward in future – which is directly contrary to parage 028 of the PPG which states “...is available to be developed at the point in time envisaged for the development”.

The LPA have stated that “The LPA also maintains a five year housing supply and as such (with regard to Para 11 of the NPPF), the policies of the Development Plan still pertain and there is little pressure to approve non-compliant schemes” however the scheme is not non-compliant as it meets the requirements of the Sequential Test.

As per paragraph 028 of the NPPG, if the absence of 5 year supply is not a relevant consideration for the Sequential Test for individual applications, then as such the provision 5-year supply of land holds no weight in determining the outcome of a Sequential Test.

Table 1: Additional Sequential Test Site Searches

Site Ref	Location	Value	Size (ha)	Description	suggested yield	Q1 - Is the alternative site located within the search area?	Q2 - Is the alternative site located in Flood Zone 1?	Q3 - Is the alternative site of comparable size to the proposed development? Is it +/- 25% of the proposed site size, ha?	Q4 - Can the alternative site provide the same number of units?	Q5 - Is the alternative site reasonably available?	Q6 - Is the alternative site at risk of other sources of flooding? Do the other sources compromise future development in terms of units that can be delivered?
Rightmove											
RM1	Winnington Road, N2	£13,000,000	0.3	The site extends to approximately 0.8 acre and has a lapsed planning consent which is in the process of being renewed, for an elegant and imposing new mansion which will occupy an elevated position set far back from the road.	1	Yes	Flood Zone 1	No	Yes	No – Guide price far exceeds the budget to make it financially viable	Low risk
RM2	The Bishops Avenue, N2	£10,500,000	0.26	A stunning Freehold site with planning consent for a 20,000 sq ft (1,858 sq m) spectacular detached mansion with a magnificent indoor leisure suite including a large pool, secure underground parking, and elegantly arranged and apportioned reception rooms and bedroom suites, set in grounds of approximately 0.64 acres (0.26 hectares).	1	Yes	Flood Zone 1	No	Yes	No – Guide price far exceeds the budget to make it financially viable	Site and surrounding area shown to be at medium and high risk of surface water flooding
RM3	Winnington Road, N2	£6,500,000	0.3	An important consented development site to construct two brand new detached mansions with spa and leisure facilities.	2	Yes	Flood Zone 1	No	Yes	No – Guide price far exceeds the budget to make it financially viable	Low risk
RM4	Partingdale Lane, Mill Hill, London, NW7	£4,000,000	0.6	planning permission has been granted for a stunning contemporary home of circa 7,500 sqft, complete with indoor pool complex.	1	Yes	Flood Zone 1	No	Yes	No – Guide price far exceeds the budget to make it financially viable	Low risk
RM5	Beech Hill Avenue, Hadley Wood, Hertfordshire EN4	£3,800,000	0.22	Plot did have planning permission for the demolition of the existing house, subdivision of the site and erection of two detached, 2-storey, 5 bed single family dwellings with accommodation	1	No - Site local authority is Enfield	Flood Zone 1	No	Yes	No – Guide price far exceeds the budget to make it financially viable	Low risk

				at basement and roof levels, front and rear dormer window, basement car parking with car lift, together with carriage drives and vehicular accesses to the front. Planning permission was originally granted in May 2017 ref: 17/00567/FUL							
RM6	Windmill Lane, Arkley	£1,750,000	-	INDIVIDUAL PLOT located on one of Arkley's most sought-after roads. This half acre plot has already been granted planning permission to build a beautiful home in excess of 6000 sq ft with accommodation arranged over three floors.	1	Yes	Flood Zone 1	-	No – Planning was granted for a single replacement dwelling	No – Guide price far exceeds the budget to make it financially viable	Low Risk
RM7	Holly Park Gardens, London, N3	£1,625,000		Cleared site with planning consent for two substantial 4/5 bedroom halls adjoining semi-detached houses.	2	Yes	Flood Zone 1	-	Yes	No – Guide price far exceeds the budget to make it financially viable	Low Risk
RM8	Granville Road, Finchley, London, N12	£1,600,000	-	Freehold detached former meeting hall with planning consent for 4 flats with 4 parking spaces and community use on the ground floor.	4	Yes	Flood Zone 1	-	No	No – Guide price far exceeds the budget to make it financially viable	Low Risk
RM9	Pembroke Road, London, N10, Muswell Hill, N10	£1,550,000	-	Land for sale with planning for 3 houses	3	Yes	Flood Zone 1	-	Yes	No – Guide price far exceeds the budget to make it financially viable	Low Risk
RM10	Gloucester Road, New Barnet, EN5	£1,150,000	0.01	Planning for demolition of the existing and erection of a new detached house of approximately 3928 sq ft (365 sq m) was granted in August 2023 (ref 22/2853/FUL) by London Borough of Barnet.	1	Yes	Flood Zone 1	No	No – Unlikely to get approval for any additional dwellings	No – Guide price far exceeds the budget to make it financially viable.	Low Risk
RM11	Strode Close, London, N10	£475,000	0.01	The planning permission provides for a new three bedroom detached house with parking and private garden over lower ground, ground and first floor levels.	1	Yes	Flood Zone 1	No	No – size and shape of the site means it isn't possible to get any additional dwellings on site	Yes	Low Risk
RM12	Long Lane, London, N2	£375,000	-	A residential development, subject to imminent planning, for a 4 bedroom, 2 bathroom	1	Yes	Flood Zone 1	-	No – size and shape of the site means it	Yes	Low Risk

				end of terrace house with off street parking.					isn't possible to get any additional dwellings on site		
RM13	Brentmead Place, London, NW11	£360,000	0.03	The property is set in a residential area and backs onto the River Brent and is available to purchase either conditionally or unconditionally.	2	Yes	Flood Zone 3	Yes	Yes	Yes	High risk of surface water flooding. Previous planning applications refused based on flood risk
RM14	High Road, London, N20	£330,000	0.017	Planning consent (ref 22/3458/FUL) was obtained on 04/07/2022 from the London Borough of Barnet for a three storey development of two x 1 bedroom flats with balconies and adjacent parking to the rear of Thatcham Court.	2	Yes	Flood Zone 1	No	No – it can provide the same number of units, however, will have to be flats	Yes	Low Risk
RM15	Friern Park, London, N12	£300,000	0.02	Planning permission has been granted for the construction of a contemporary style detached dwelling located in the secluded green leafy suburb of Friern Park. Consent has been given for 2-bedroom family home.	1	Yes	Flood Zone 1	No	No – size and shape of the site means it isn't possible to get any additional dwellings on site	Yes	Low Risk
RM16	Shurland Avenue, Barnet, EN4	£300,000	0.08	Land with planning permission for development of three 2-bedroom flats with off-street parking	1	Yes	Flood Zone 1	Yes	No – Planning refused for 3 self-contained flats (21/5313/OUT). Planning also refused for a single dwelling (20/2409/OUT)	Yes	Low Risk
RM17	Friern Park, London, N12	-	-	Duplicate of RM15	-	-	-	-	-	-	-
RM18	Overage rights at Arkley Drive, Barnet, North London, EN5	£250,000	0.8	The property is not part of the sale but comprises this site of 2 acre which sits between existing dwellings. The purchaser of this lot will receive 15% of the increase in land value as and when planning permission is granted for development. Whilst it is understood an application has not yet been submitted, these details show an indicative	-	Yes	Flood Zone 1	No	Unlikely to be suitable for residential use	No – Overage rights only	Low Risk

				scheme that the land owner may wish to consider.							
RM19	Land to the Rear of Tangle Tree Close, Finchley	£185,000	0.7	Land to be sold at auction on 26 th March 2024	-	Yes	Flood Zone 1	No	Unlikely to be suitable for residential use	Yes	Low Risk
RM20	Garage, Poplar Grove, London, N11	£35,000	0.001	freehold garage, conveniently located within easy reach of A406 & M1. The garage offers secure parking/storage space for any incoming buyer	0	Yes	Flood Zone 1	No	No – Sale is for a single garage unit only	Yes	Low Risk
Zoopla											
Z1	Tangle Tree Close, London N3	-	-	Duplicate of RM19	-	-	-	-	-	-	-
Z2	Windmill Lane, Arkley, Barnet EN5	-	-	Duplicate of RM6	-	-	-	-	-	-	-
Z3	Partingdale Lane, Mill Hill, London NW7	-	-	Duplicate of RM4	-	-	-	-	-	-	-
Z4	Gloucester Road, New Barnet, EN5	-	-	Duplicate of RM10	-	-	-	-	-	-	-
Z5	Garage, Poplar Grove, London, N11	-	-	Duplicate of RM20	-	-	-	-	-	-	-
Z6	Haydon Close, London NW9	£240,000	0.013	A Development Opportunity Comprising Four Single Storey Lock-Up Garages. Offered with Planning Permission for the Demolition of the Existing Garages and Erection of a Two Storey Two Bedroom Detached House.	1	Yes	Flood Zone 1	No	No – size and shape of the site means it isn't possible to get any additional dwellings on site	No – For sale by Public Auction on 12 th March. Site is not available	Low Risk
Z7	Shurland Avenue, Barnet, EN4	-	-	Duplicate of RM16	-	-	-	-	-	-	-
Z8	Overage rights at Arkley Drive, Barnet, North London, EN5	-	-	Duplicate of RM18	-	-	-	-	-	-	-
Z9	Long Lane, London, N2	-	-	Duplicate of RM12	-	-	-	-	-	-	-
Z10	High Road, London, N20	-	-	Duplicate of RM14	-	-	-	-	-	-	-

Z11	Friern Park, London, N12			Duplicate of RM15	-	-	-	-	-	-	-
Z12	Winnington Road, N2			Duplicate of RM3	-	-	-	-	-	-	-
Z13	Winnington Road, N2			Duplicate of RM1	-	-	-	-	-	-	-
Z14	Winnington Road, N2			Duplicate of RM3	-	-	-	-	-	-	-
Z15	Summers Row, North Finchley, London N12	£725,000	0.026	Commercial warehouse with potential subject to planning and consents to extend.	0	Yes	Flood Zone 1	No	No – Only listed as potential for an extension to the existing commercial use	No – Guide price exceeds the budget to make it financially viable	High risk of surface water flooding may limit any development potential
Z16	Clifford Road, Barnet EN5	£1,350,000	-	An opportunity to acquire a double building plot with the demolition of the existing dwelling and the erection of two detached dwellings each with a gross internal area of approximately 3000 sq ft with private gardens and off street parking subject to planning permission.	2	Yes	Flood Zone 1	-	Yes	No – Guide price far exceeds the budget to make it financially viable alternative	Low Risk
Z17	Holly Park Gardens, London, N3			Duplicate of RM7	-	-	-	-	-	-	-
Z18	Granville Road, Finchley, London, N12			Duplicate of RM8	-	-	-	-	-	-	-
Z19	Friern Park, London, N12			Duplicate of RM15	-	-	-	-	-	-	-
Z20	The Bishops Avenue, N2			Duplicate of RM2	-	-	-	-	-	-	-
Addland											
AL1	The Crest, Hendon, London, NW4 2HN	£425,000	0.01	Garage/Workshop (B1/B2/Office) with Planning Permission for Conversion to provide additional office space and one first floor studio flat	1	Yes	Flood Zone 1	No	No – only provision for 1 flat, site is too small to provide numerous dwellings	Yes	Low Risk
AL2	Roselawn, 21 Totteridge Common	£8,000,000	0.61	Planning permission to be able to build a brand-new dwelling of around 7300 sq. ft. REF: 20/5235/FUL	1	Yes	Flood Zone 1	No	Yes	No – Guide price far exceeds the budget to make it financially viable alternative	Low Risk
AL3	7-8 Central Circus & 21 Parade Mansions,	£1,245,000	0.02	Mid terrace property comprising a ground floor takeaway with separate rear access to six studio flats above	6	Yes	Flood Zone	No	No	No – Site is unlikely to come forward for any future development. Guide	Low Risk

	Hendon, London, NW4 3JS					Yes	Flood Zone 1	No	No	price exceeds the budget to make it financially viable	
AL4	White Webbs Camlet Way, Hadley Common, Barnet, EN4 0NJ	£5,500,000	0.43	Country Home	0	Yes	Flood Zone 1	No	No	No – Guide price far exceeds the budget to make it financially viable alternative	Low Risk
AL5	Fairlawn 51 Totteridge Common, London, N20 8LU	£8,000,000	4.37	Country Home	0	Yes	Flood Zone 1	No	No	No – Guide price far exceeds the budget to make it financially viable alternative	Low Risk
AL6	Friern Park, London, N12			Duplicate of RM15							
AL7	Priors Corner, Barnet Lane, Totteridge, London, N20 8AL	£3,600,000	0.51	Country Home	0	Yes	Flood Zone 1	No	No	No – Guide price far exceeds the budget to make it financially viable alternative	Low Risk
AL8	Land on the South Side of 36 Park Road, Park Road, High Barnet, Barnet, EN5 5SQ	£2,000,000	0.25	Planning permission (Ref: 21/6677/FUL), was granted on 21/12/2021 for: 'Erection of 6 residential units with private amenity space, associated access, parking and landscaping'	6	Yes	Flood Zone 1	No	No	No – Guide price far exceeds the budget to make it financially viable alternative	Low Risk
AL9	The Lodge, 2 Northaw Place, Coopers Lane, Northaw, Hertfordshire N20 8PE	£19,995,000	4.91	Country Home	0	Yes	Flood Zone 1	No	No	No – Guide price far exceeds the budget to make it financially viable alternative	Low Risk
AL10	Land North West Side Of Mays Lane, Arkley, Barnet, Hertfordshire, EN5 2AQ	Sold	0.8	The land has been used for grazing horses but we are advised by the Seller that it will be sold with vacant possession. It may offer potential for alternative uses, subject to all necessary consent being obtainable.	-	Yes	Flood Zone 1	No	No	No – Sold	Low Risk
AL11	Land on the South Side of 1 Manor Hall Avenue, Hendon, London, NW4 1NY	Sold	0.02	A rectangular shaped parcel of land measuring approximately 195 sq m (2,100 sq ft). Plans have been drawn up for the erection of a four bedroom detached house with off street parking for two cars.	1	Yes	Flood Zone 1	Yes	No	No – Sold May 2023	Low Risk

AL12	Land at South East Side of North Circular Road, London	Sold	0.02	The property comprises a square shaped plot of land measuring approximately 162 sq m (1,744 sq ft).	-	Yes	Flood Zone 1	Yes	No – size and shape of the site means it isn't possible to get any additional dwellings on site	No – Sold December 2022	Low Risk
AL13	Land to the Rear of 77 Somerset Road, New Barnet	Sold	0.03	Offered With Planning Permission for the Erection of a Four Bedroom Detached House. Barnet Borough Council granted the following planning permission on 29th January 2021 (ref: 21/0080/NMA): 'Erection of a two storey detached dwelling with associated amenity space, refuse storage and cycle parking.	1	Yes	Flood Zone 1	Yes	Yes	No – Sold and unavailable	Low Risk
AL14	Land Adjoining, 148 Colin Gardens	Sold	0.04	Planning permission has been granted (ref: 21/3785/FUL) for Erection of two storey dwelling. Associated parking, cycle store, refuse and recycling area.	1	Yes	Flood Zone 1	No	Yes	No – Sold and unavailable	Low Risk
AL15	Land on the North East side of Edgware Way	Sold	2.37	The property is situated on the east side of Edgware Way (A41), to the west of Edgwarebury Park. Spur Road (A410) and Stonegrove (A5) are within reach and the M1 motorway (Junction 4) is also within easy reach.	-	Yes	Flood Zone 1	No	No	No – Sold and unavailable	Low Risk
AL16	Rubens House London, N3 2NB	Sold	0.28	Freehold former residential care home offered for sale comprising 50-bedroom plus ancillary space	-	Yes	Flood Zone 1	No	No	No – Sold and unavailable	Low Risk
AL17	63 East End Road	Sold	0.41	Planning permission granted comprising 12x 2 Bedroom houses and 3x 3 Bedroom houses	15	Yes	Flood Zone 1	No	No	No – Sold and unavailable	Low Risk

Exception Test

'The proposal is not acceptable without adequate floodplain compensation.'

Analysis within the FRA report has shown that the majority of the site is to be located outside of the 1 in 100 +20%CC (used as a proxy for the +17%CC scenario) flood extents. However, a small portion of the north half of the proposed dwellings (totalling 71.6m²) may be affected by flooding, this requiring compensation (Figure 1).

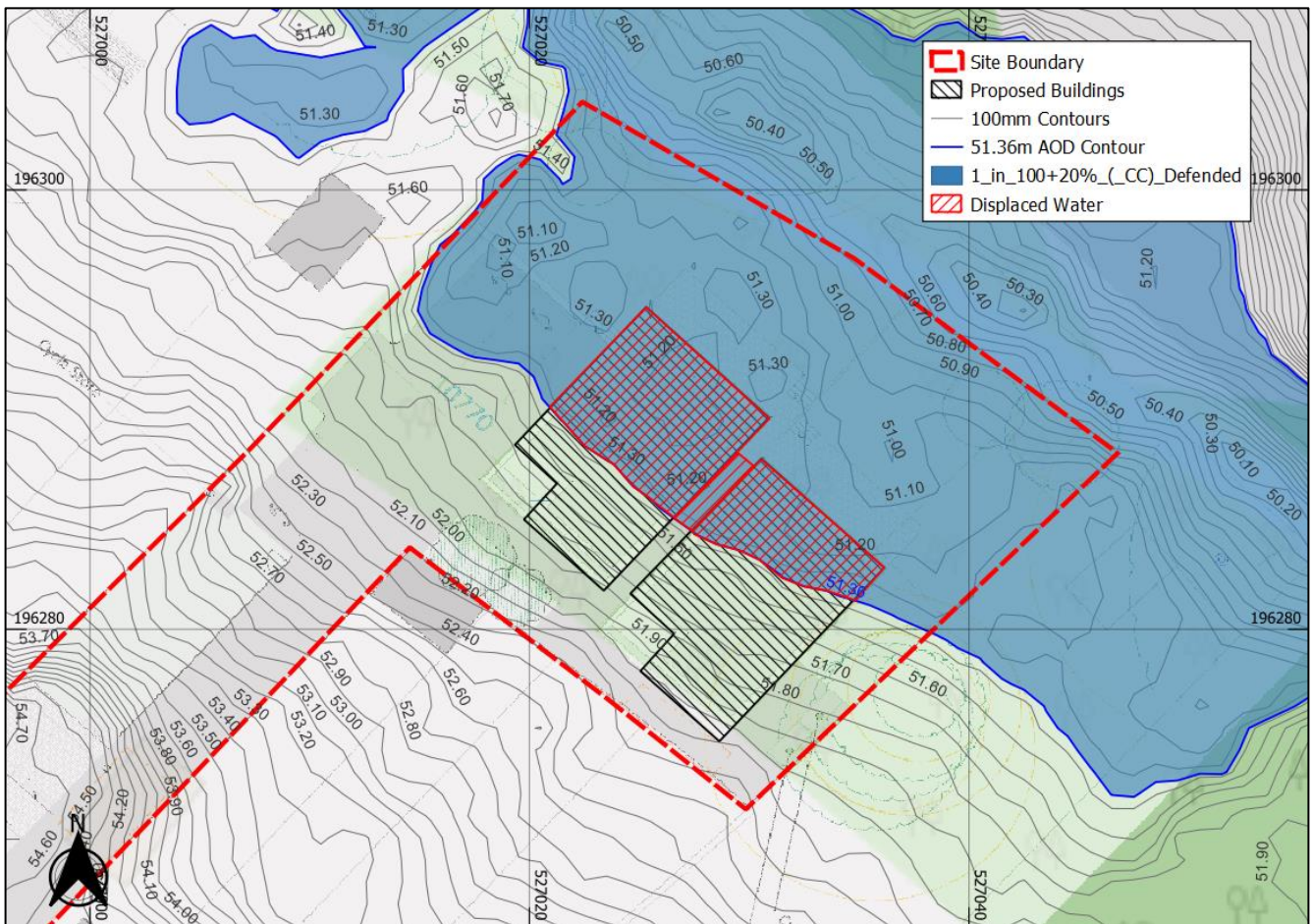


Figure 1: Areas required compensation during 1in100+20%CC event

Given the size of the site, and relatively low flood depths involved, 100mm 'flood slices' have been used within the analysis. This is to ensure that the shaping of the compensation area mimics the original floodplain as well as ensuring that compensation volumes are provided at the correct elevations.

Table 2 highlights the associated levels and cut/fill volumes for the loss/gain of floodplain. To provide compensation at a specific level. For example, to provide compensation within the 51.30-51.36m AOD flood slice, land above 51.36m AOD slice was lowered by 60mm.

Table 2: Cut and Fill Table

Flood Slice (m AOD)	Depth (m)	Loss of Floodplain		Floodplain Gain		Total Volume (B-A)
		Area of Slice (m ²)	Volume A	Area of Slice (m ²)	Volume B	
51.10-51.20	0.1	19.2 m ²	1.9 m ³	21.9 m ²	2.2 m ³	+0.3 m ³
51.20-51.30	0.1	45 m ²	4.5 m ³	45.6 m ²	4.6 m ³	+0.1 m ³
51.30-51.36	0.06	7.4 m ²	0.4 m ³	7.8 m ²	0.5 m ³	+0.1 m ³

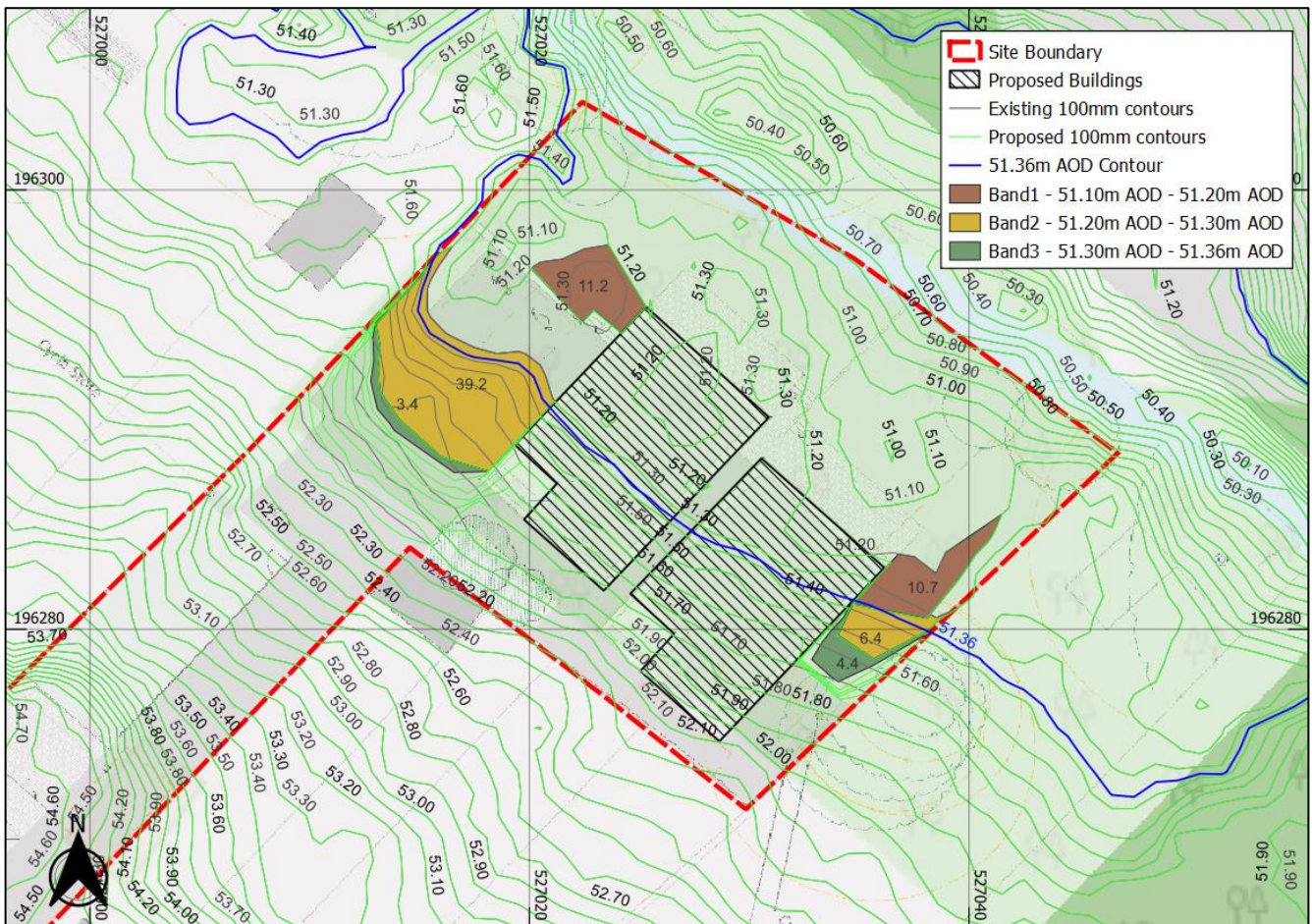


Figure 2: Proposed Compensation on Site

As can be seen from Table 2 and Figure 2, flood compensation has been primarily provided in two locations around the site. Sufficient volume has also been provided within each flood slice to ensure that flood risk is not increased elsewhere.

It should be noted that the rear decking area is to be constructed using permeable materials (timber), so has not been classed as a solid structure and therefore will not displace flood water.

Figures 3 and 4 show the existing and proposed contours within each floodplain compensation area.

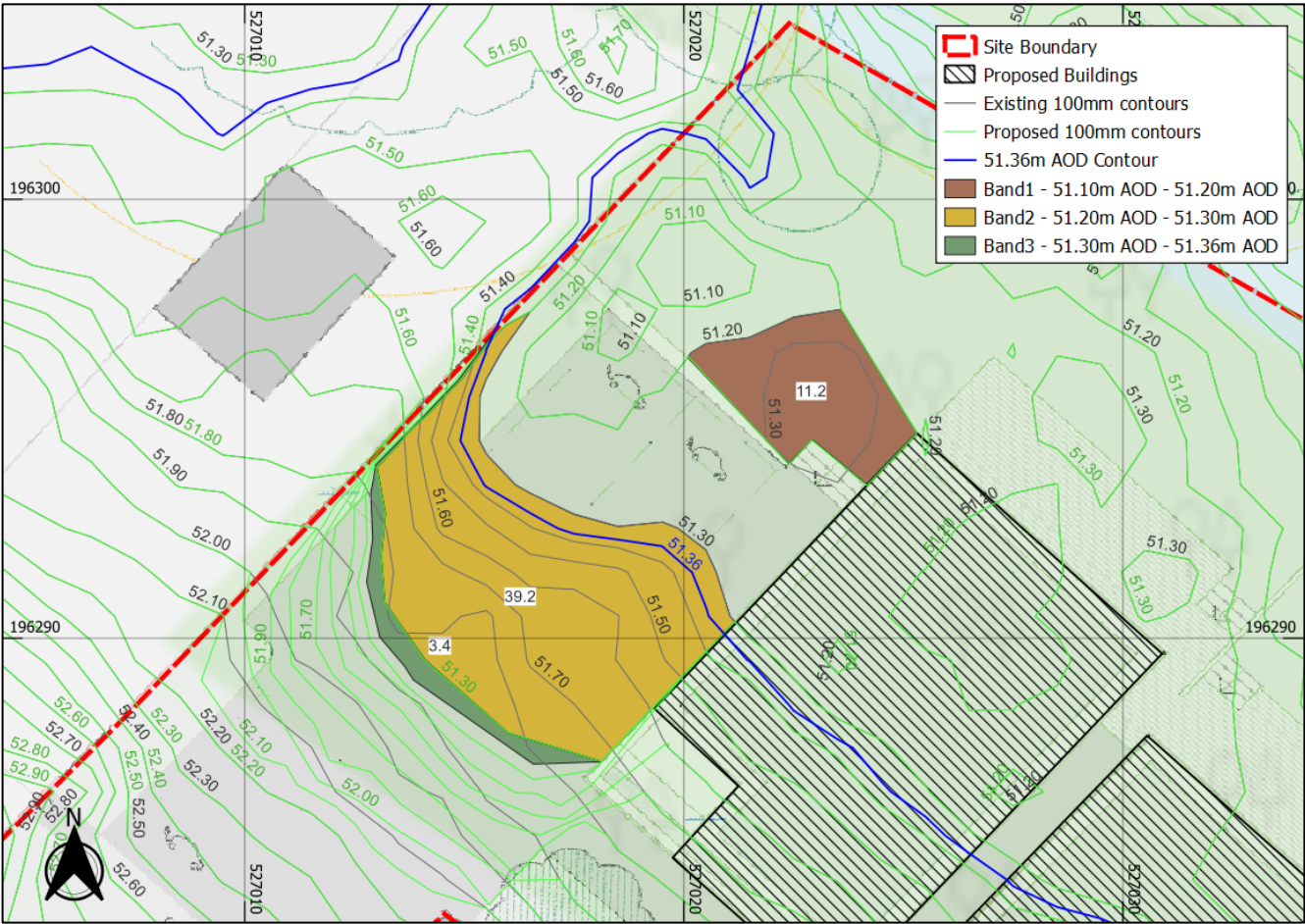


Figure 3: Existing/Proposed Contours within Northern Compensation Area

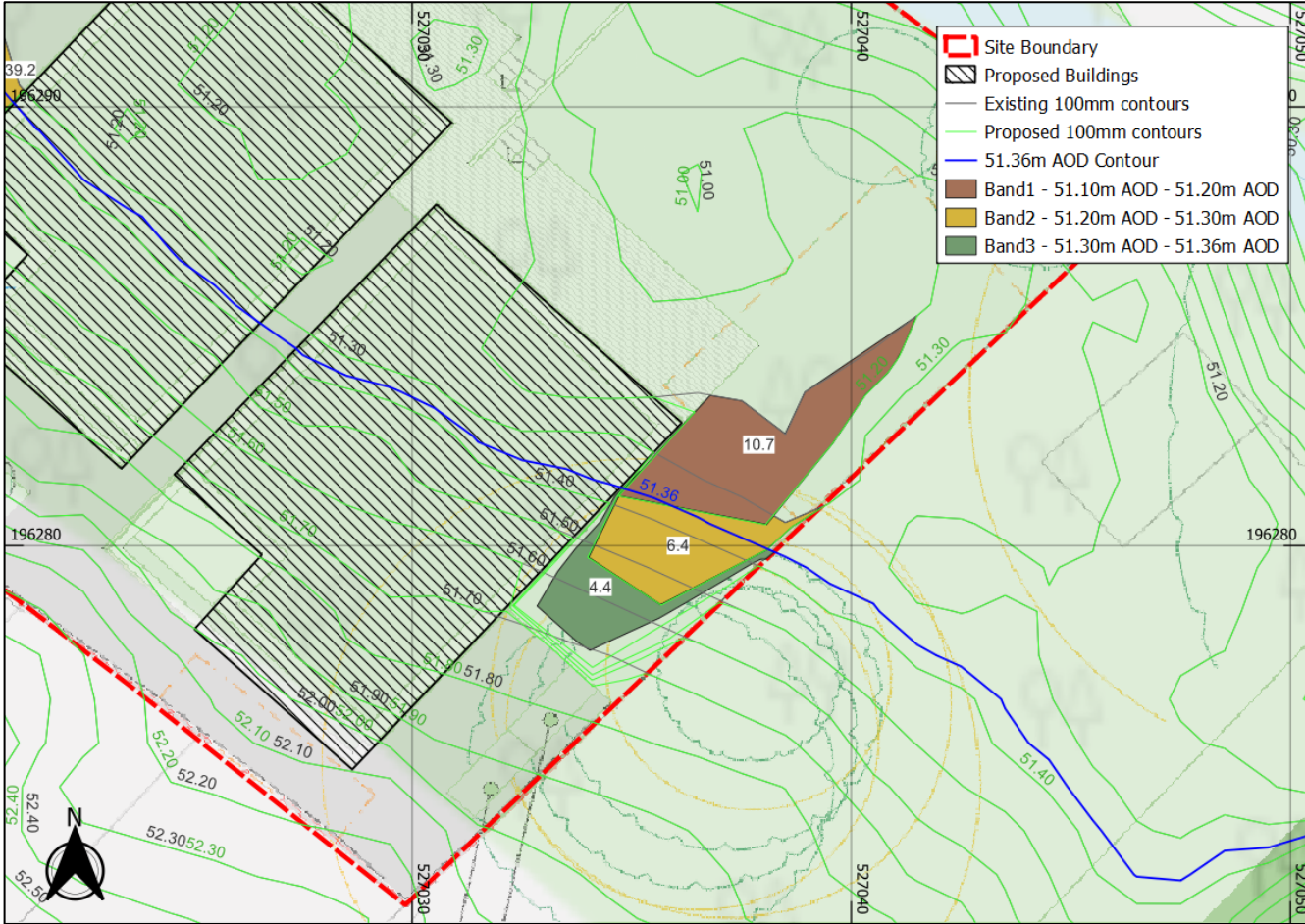


Figure 4: Existing/Proposed Contours within Southern Compensation Area

Figure 5 shows the proposed site layout with sufficient flood compensatory storage provided and extent of flooding during the 1in100+20%CC flood event (51.36m AOD).

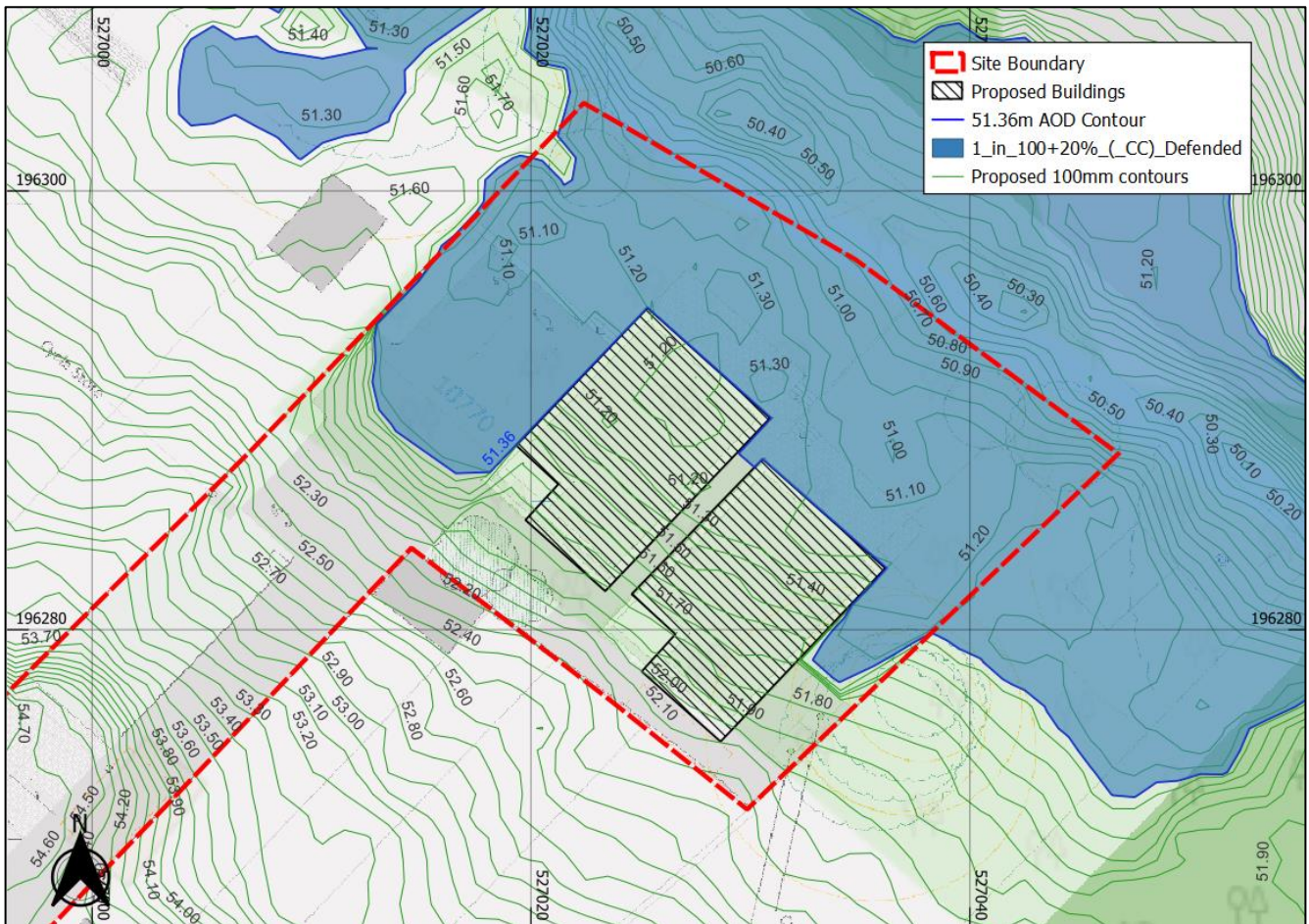


Figure 5: 1in100+20%CC Flood Extent post-development

We trust this information is sufficient to address your comments. If you need any further information, please don't hesitate to contact.

Kind Regards,

Oliver Harvey
Senior Flood Risk Consultant
t: +44 (0) 1223 942997

Appendix A - Sequential Test Sites

Barnet Clear + 0 miles Filters

Land For Sale in Barnet (London Borough) > [Save search](#) [Create Alert](#)

20 results

Highest Price



Prioritise properties with... [Add keyword](#)



1/8

Winnington Road, N2



Land for sale

An opportunity to acquire one of the most important property/site on this prime road, directly opposite and with superb views over Hampstead Golf Course. The site extends to approximately 0.8 acre, and has a lapsed planning consent which is in the process of being

Marketed by [Glentree Estates Ltd, London](#)

£13,000,000

Guide Price



Save



2

The Bishops Avenue, N2



Land for sale

A stunning Freehold site with planning consent for a 20,000 sq ft (1,858 sq m) spectacular detached mansion with a magnificent indoor leisure suite including a large pool, secure underground parking, and elegantly arranged and apportioned reception rooms and bedroom

Marketed by [Glentree Estates Ltd, London](#)

£10,500,000

Guide Price



Save



1/7

Winnington Road, N2



Land for sale

An important consented development site to construct two brand new detached mansions with spa and leisure facilities. The plots can be purchased as a pair or individually. Property/site for sale on Winnington Road, N2, which is one of Hampstead's most popular

Marketed by [Glentree Estates Ltd, London](#)

£6,500,000



Save



LOCAL EXPERTISE
NATIONAL PRESENCE
INTERNATIONAL AUDIENCE
Contact us now for more information





Partingdale Lane, Mill Hill, London, NW7



Plot for sale

**** STUNNING DEVELOPMENT OPPORTUNITY **** Situated adjacent to open green belt countryside is this rarely available plot of circa 1.5 acres with uninterrupted rural views towards Totteridge Valley and the Darlands Nature Reserve for which planning permission has been granted for a stunnin...



Marketed by **Statons, Totteridge**

£4,000,000

Guide Price

SUBSTANTIAL PLOT



Save



Beech Hill Avenue, Hadley Wood, Hertfordshire, EN4



Land for sale

**** DEVELOPMENT OPPORTUNITY **** Located in this highly sought after location, this desirable plot did have planning permission for the demolition of the existing house, subdivision of the site and erection of two detached, 2-storey, 5 bed single family dwellings

Marketed by **Statons New Homes Showcase, Barnet**

£3,800,000

Guide Price



Save



Windmill Lane, Arkley



Plot for sale

Real Estates are delighted to offer for sale the unique opportunity to acquire this **INDIVIDUAL PLOT** located on one of Arkley's most sought-after roads. This half acre plot has already been granted planning permission to build a beautiful home in excess of 6000 sq ft with accommodation arranged ov...



Marketed by **Real Estates, Totteridge**

£1,750,000

Guide Price

PLANNING PERMISSION GRANTED



Save



Holly Park Gardens, London, N3



Land for sale

CLEARED SITE WITH PLANNING CONSENT FOR TWO SUBSTANTIAL 4/5 BEDROOM HALLS ADJOINING SEMI-DETACHED HOUSES OF APPROXIMATELY 2,790 SQ FT (259 SQ M) AND 2,440 SQ FT (227 SQ M) IN GOOD QUALITY, CONVENIENT RESIDENTIAL

Marketed by **Jeremy Leaf & Co, Residential Development**

£1,625,000



Save



Granville Road, Finchley, London, N12



Land for sale

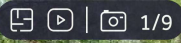
FOR SALE FREEHOLD DETACHED FORMER MEETING HALL WITH PLANNING CONSENT FOR FOUR FLATS WITH FOUR PARKING SPACES AND COMMUNITY USE (D1) ON THE GROUND FLOOR - POTENTIAL FOR FURTHER DEVELOPMENT SUBJECT TO NECESSARY

Marketed by **Jeremy Leaf & Co, Residential Development**

£1,600,000



Save



Pembroke Road, London, N10, Muswell Hill, N10



Land for sale

We are delighted to market this land for sale with planning permission for 3 houses conveniently nestled between North Finchley and Muswell Hill. The property is a 2 minute walk to the local high street and offers free on-street parking.

ONLINE VIEWING

Marketed by **Chancellors, Highgate**

£1,550,000

Offers in Region of

PLANNING PERMISSION GRANTED



Save



2 bed apartment
£563,000



2 bed apartment
£499,000



1 be
£420,000

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BARRATT LONDON Barratt London



Gloucester Road, New Barnet, EN5



Land for sale

Freehold land with planning consent for a new six bedroom detached house with further development potential subject to receipt of necessary consents.

Marketed by **Jeremy Leaf & Co, Residential Development**

£1,150,000



Save



1/6

Strode Close, London, N10



Plot for sale

A parcel of land with planning consent to construct a new three storey family house in Muswell Hill.

Marketed by **Dexters Development & Investment, London**

£475,000

Guide Price



Save



1

Long Lane, London, N2



Plot for sale

Martyn Gerrard are instructed to sell a residential development, subject to imminent planning, for a 4 bedroom, 2 bathroom end of terrace house measuring approx. 1660 square feet (155 sq m) with off street parking. The site is located adjacent to 290 Long Lane, Finchley, London N2 8JP within the ...



Marketed by **Martyn Gerrard, Land & New Homes**

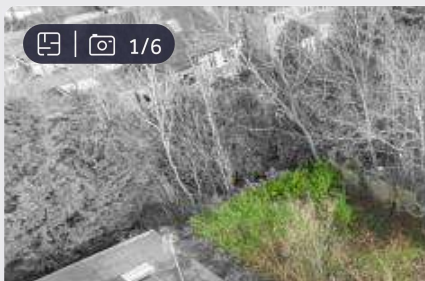
£375,000

Offers in Excess of

DEVELOPMENT POTENTIAL



Save



1/6

Brentmead Place, London, NW11



Plot for sale

An opportunity to purchase a freehold parcel of land, being a cleared site, situated close to Brent Cross Shopping Centre.

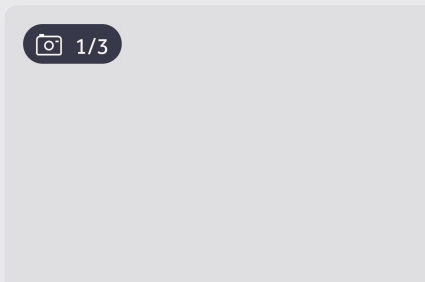
Marketed by **Dexters Development & Investment, London**

£360,000

Guide Price



Save



1/3

High Road, London, N20



Land for sale

Land with planning consent for development of two flats. Located in a prominent position within a high value, predominantly residential neighbourhood, is this land with planning consent for residential development. Planning consent (ref 22/3458/FUL) was obtained on

Marketed by **Jeremy Leaf & Co, Residential Development**

£330,000



Save



2

Shurland Avenue, Barnet, EN4



Land for sale

Land with planning permission for development of three 2-bedroom flats with off-street parking. Planning for three 2-bedroom flats each of approx. 61.15 sq. m / 658 sq. ft. in a quiet cul-de-sac only 300 metres from Oakleigh Park train station with direct access to Finsbury

Marketed by **Jeremy Leaf & Co, Residential Development**

£300,000

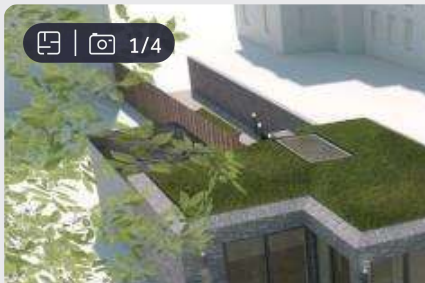


Save



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1/4

Friern Park, London, N12



Land for sale

OFFERS IN EXCESS OF £300,000 INVITED FOR THIS UNIQUE DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION Planning permission has been granted for the construction of a contemporary style detached dwelling located in the secluded green leafy

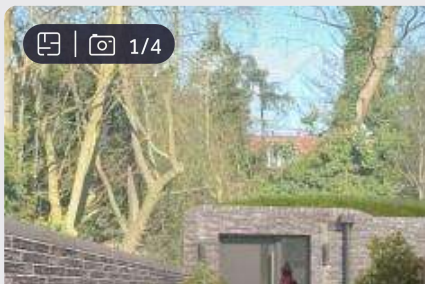
Marketed by **Statons New Homes Showcase, Barnet**

£300,000

Offers in Excess of



Save



1/4

Friern Park, London, N12



Land for sale

Offered for sale is a unique opportunity to purchase a plot of land with the benefit of planning permission approval for a modern two bedroom, two bathroom detached house arranged over the ground and lower ground floor. The site on offer is located on Friern Park, a residential

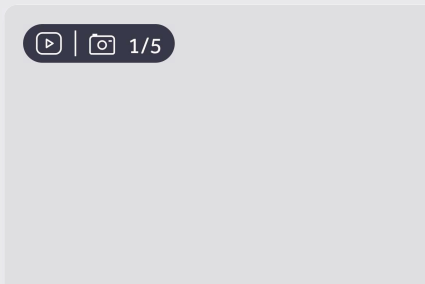
Marketed by **Martyn Gerrard, Land & New Homes**

£300,000

Offers in Excess of



Save



1/5

Overage rights at Arkley Drive, Barnet, North London, EN5



Land for sale

Overage rights at the land at Arkley Lane, Barnet, EN5 3LN

Marketed by **Barney Estates and Auctioneers, London**


£250,000

Guide Price ?



Save

1/6



£185,000
Guide Price ?

Land to the Rear of Tangle Tree Close, Finchley



Land for sale


Freehold Land Vacant Possession

Marketed by **McHugh & Co, London**



Save

1/3



£35,000

Garage, Poplar Grove, London, N11



Land for sale

Freehold! Knights are proud to market this freehold garage, conveniently located within easy reach of A406 & M1. The garage offers secure parking/storage space for any incoming buyer. Measurements - 5.11m x 2.45m

Marketed by **Knights Residential, Edmonton**




Save

RECENTLY SOLD NEAR


Barnet by Chancellors

SOLD STC 1/4




£500,000
Spencer Close, Finchley, N3

SOLD STC 1/4



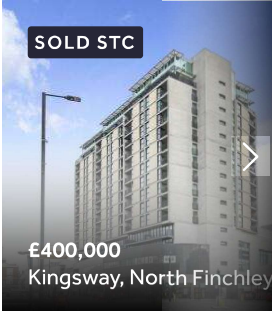
£375,000
Nether Street, Finchley Centra...

SOLD STC 1/4



£525,000
Holmwood Gardens, Finchley, N3...

SOLD STC



£400,000
Kingsway, North Finchley



Chancellors
Finchley

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Land and farms for sale in Barnet (London Borough)

20 results

Sort: Most recent



Guide price
£185,000

Land for sale

Tangle Tree Close, London N3

Listed on 6th Mar 2024





Guide price
£1,750,000

 [Save](#)

 6000 sq. ft

Land for sale

Windmill Lane, Arkley, Barnet EN5

FREEHOLD

Listed on 13th Oct 2023



 [Call](#)  [Email](#)



Guide price
£4,000,000

 [Save](#)

 7500 sq. ft

Land for sale

Partingdale Lane, Mill Hill, London NW7

FREEHOLD

Listed on 1st Mar 2024



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£1,150,000

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↓ **8.0%** Last reduced: 5th Mar 2024

Land for sale

Gloucester Road, New Barnet EN5

FREEHOLD

Listed on 3rd Nov 2023



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£35,000

 [Save](#)

Land for sale

Garage, Poplar Grove, London N11

FREEHOLD

Listed on 26th Feb 2024



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Guide price
£240,000

 [Save](#)

 2

Land for sale

Haydon Close, London NW9

AUCTION

FREEHOLD

Listed on 23rd Feb 2024



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£300,000

 [Save](#)

Land for sale

Shurland Avenue, Barnet EN4

Listed on 6th Feb 2024



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ARKLEY DRIVE, BARNET, EN5 3LN - STABLES ARTISTS CONCEPT IMPRESSION/ILLUSTRATION - FOR VISUALISATION PURPOSES

Guide price
£250,000

 [Save](#)

 87120 sq. ft

Land for sale

Arkley Drive, Barnet EN5

FREEHOLD

Listed on 24th Jan 2024



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Offers over
£375,000

 [Save](#)

Land for sale

Long Lane, London N2

FREEHOLD

Listed on 22nd Jan 2024



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£330,000

 [Save](#)

Land for sale

High Road, London N20

Listed on 3rd Nov 2023



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Offers over
£300,000

↓ **14.3%** Last reduced: 5th Mar 2024

♡ [Save](#)

Land for sale

Friern Park, London N12

FREEHOLD

Listed on 1st Dec 2022



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NEW HOME

 [Save](#)

Guide price

£6,500,000

 6  10  4

Land for sale

Winnington Road, London N2

FREEHOLD

Listed on 29th Sep 2022



 [Call](#)  [Email](#)



Guide price

£13,000,000

 [Save](#)

 9  9  5  20246 sq. ft

Land for sale

Winnington Road, London N2

FREEHOLD

Listed on 28th Sep 2022



 [Call](#)  [Email](#)

We've got more to show you

...keep scrolling



£6,500,000

 [Save](#)

 9  9  5  14770 sq. ft

Land for sale

Winnington Road, London N2

FREEHOLD

Listed on 28th Sep 2022



 [Call](#)  [Email](#)



£725,000

 [Save](#)

↓ **27.5%** Last reduced: 10th May 2023

Land for sale

Summers Row, North Finchley, London N12

FREEHOLD

Listed on 9th Sep 2022



 [Call](#)  [Email](#)



Offers over

£1,350,000

↓ 10.0% Last reduced: 4th Oct 2023

♡ [Save](#)

Land for sale

Clifford Road, Barnet EN5

FREEHOLD

Listed on 9th Jul 2022



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ly Park Gardens looking North



£1,625,000

↓ 1.5% Last reduced: 5th Jun 2023

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Land for sale

Holly Park Gardens, London N3

FREEHOLD

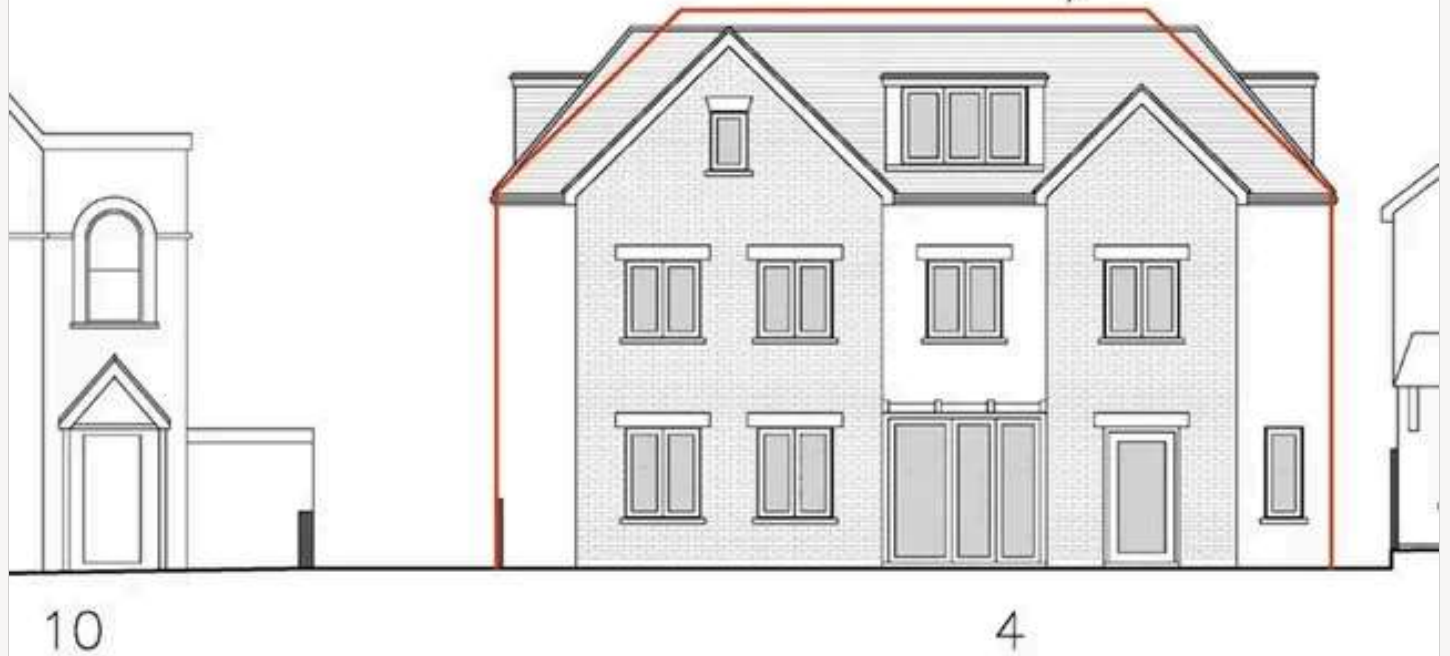
Listed on 30th Jun 2022



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ELEVATION (NW)

Red line indicate previously appro



£1,600,000

[Save](#)

↓ 13.5% Last reduced: 3rd Jan 2024

Land for sale

Granville Road, Finchley, London N12

FREEHOLD

Listed on 30th Jun 2022



[Call](#) [Email](#)

We've got more to show you

...keep scrolling



Offers over
£300,000

 [Save](#)

↓ **21.1%** Last reduced: 6th Mar 2024

Land for sale

Friern Park, London N12

FREEHOLD

Listed on 25th Feb 2022



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Guide price
£10,500,000

 [Save](#)

Land for sale

The Bishops Avenue, London N2

Listed on 9th Jan 2020



 [Call](#)  [Email](#)

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1

[Next →](#)

Barnet, G... + 0 miles ▾ Price range 36 LandType Size ▾ Add more filters ▾ [Reset Filters](#) [★ Save search](#) Map

Land in Barnet


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[Residential Land \(5\)](#)
[Commercial Land \(1\)](#)

Sort by Availability ▾



Available




Development Land

Garage/Workshop...
Barnet

£425,000



Available




Residential Land

Roselawn, 21 Totteridge...
Barnet

£8,000,000



Available




Commercial Land

7-8 Central Circus & 21...
Barnet

£1,245,000



Available




Residential Land

White Webbs
Barnet

£5,500,000

Available



Residential Land

Fairlawn
Barnet

£8,000,000


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Available




Development Land

Friern Park Development...
Barnet

£300,000

Under offer



Residential Land

Priors Corner
Barnet

£3,600,000

Barnet, G... + 0 miles ▾ Price range 36 LandType Size ▾ Add more filters ▾ [Reset Filters](#) [★ Save search](#) Map

Land in Barnet

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[Development Land \(10\)](#)
[Residential Land \(5\)](#)
[Commercial Land \(1\)](#)

Sort by Availability ▾



Development Land

Land on the South Side of 3...
Barnet

£2,000,000



Residential Land

The Lodge, Totteridge Green
Barnet

£19,995,000



Rural Land

Land North West Side Of...
Barnet

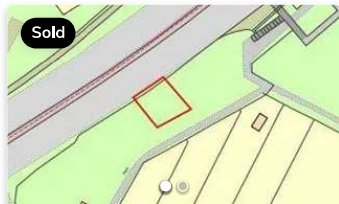
Sold



Development Land

Land on the South Side of 1...
Barnet

Sold



Rural Land

Land at South East Side of...
Barnet

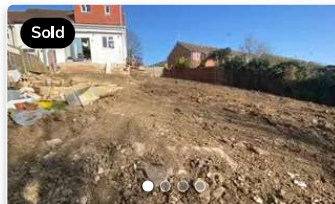
Sold



Development Land

Land to the Rear of 77...
Barnet

Sold



Development Land

Land Adjoining, 148 Colin...
Barnet

Sold



Development Land

Land on the North East side...
Barnet

Sold



Barnet, G... + 0 miles ▾ Price range 36 LandType Size ▾ Add more filters ▾ [Reset Filters](#) [★ Save search](#) Map


Land in Barnet

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18 result(s)

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Sort by [Availability](#) ▾



Rural Land

Land at South East Side of...
Barnet




Sold

Development Land

Land to the Rear of 77...
Barnet




Sold

Development Land

Land Adjoining, 148 Colin...
Barnet



Sold


Development Land

Land on the North East side...
Barnet

Sold



Sold




Development Land

Rubens House
Barnet

Sold



Sold




Development Land

63 East End Road
Barnet

Sold

Sold



Development Land

The Fern Room
Barnet

Sold

