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THE BISHOPS AVENUE, N2  
SOLE AGENT



**SOLE AGENT. FREEHOLD.  
GUIDE PRICE £10,000,000**

We are instructed as Sole Agents for the disposal of 47 The Bishops Avenue, which is a prominent 0.95acre (0.39hectare) freehold site, located in the most prestigious part of this internationally renowned tree-lined avenue, on the left-hand corner of Bishops Grove and The Bishops Avenue.

The existing house has been substantially altered and extended over the years and is approx. 13,000ft<sup>2</sup> (1,200m<sup>2</sup>).



Clearly the property could be refurbished to restore it to its former glory, as a substantial mansion, however we believe that the majority of interest will be in obtaining planning consent from the London Borough of Barnet for full demolition and redevelopment to provide the following;

a) To develop a brand-new super mansion of circa 25,000ft<sup>2</sup> plus, on 4 floors, with Indoor Pool etc.,

b) Two large mansions side-by-side, with Indoor Pool and Leisure, set in approximately half an acre each

c) A new development of luxury apartments with Indoor Pool facilities etc.



We have had initial discussions with expert planning consultants, Michael Burroughs/Emma McBurney of Michael Burroughs Associates, 93 Hampton Road, Hampton Hill, London, TW12 1JQ; T: 020 8943 8800 Michael Burroughs E: michael@mbaplaning.com; M: +44(0)7825 180175; Emma McBurney E: Emma@mbaplaning.com; M: 44 (0)78 9996 8931.

They have kindly provided an informal planning brief (see below) which includes their opinion as to the likelihood of consent for total redevelopment being granted by the London Borough of Barnet.

Since we sold the adjoining property, 45A The Bishops Avenue, which is approx. 1 acre (0.41 hectares), we have a good dialogue with the owner, and we could approach them to explore the possibility of combing both sites to form an area of approx. 1.95 acres (0.78 hectares). This will then be one of the largest sites available in the road.

Although the existing house is not architecturally notable, it does nevertheless have a very large footprint on the site, which could be useful to procuring a sizable structure for either of the above three schemes, subject to planning consent.

The Bishops Avenue needs no introduction and is probably one of the best-known roads in Europe and any development in this road will benefit from its substantial cachet in the marketplace to achieve premium prices. Mansions across the road are probably worth between £ 50million and £ 100million each, so you could say any prospective development on the above site, is in very good company.

With the advent of at least 6 apartment schemes, the community spirit has returned to this illustrious road, having been absent for a while, due to the occasional use of some mansions in the road by their internationally based owners.

We are quoting a guide price of £ 10million and as you would expect, interest is quite vigorous at the moment, given the potential of this property. If you are interested in this proposition, please do not hesitate to contact us on 0208 458 7311.



# The Bishops Avenue, London N2

Gross internal area (approx):  
 1232.7 sq.m. (13269 sq.ft.)  
 Not including reduced height area below 1.5m  
 Reduced height area - 60.9 sq.m. (656 sq.ft.)  
 Total area - 1293.6 sq.m. (13924 sq.ft.)

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Basement



Ground floor

# The Bishops Avenue, London N2

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First floor



Second floor

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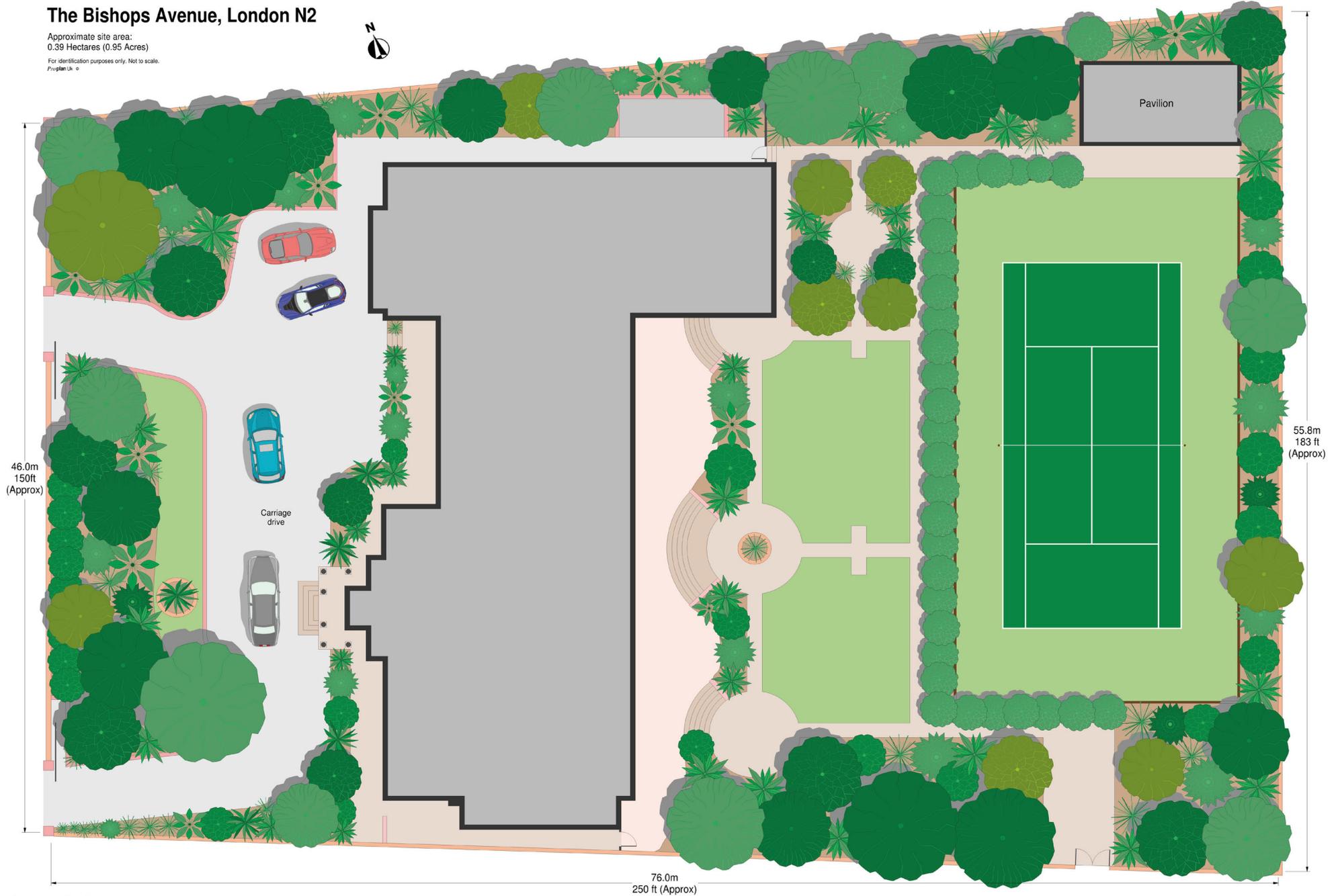
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Approximate site area:  
0.39 Hectares (0.95 Acres)

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## IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

# PLANNING BRIEF

## Initial thoughts on the prospects of the planning consent for the redevelopment of Fairhill, 47 The Bishops Avenue.

“We have never advised on Fairhill but know it reasonably well because we obtained the demolition and replacement consent for No 45a (Silveroaks) next door to the north two years ago. Note that Nos 45/45a are on the site of the original 1930s house Heathfield adjoining to the north that received consent in 1985 to be demolished and replaced by two new houses. No 45a's recent consent to demolish and replace is for a larger house. Fairhill looks like the below:

The core of the house dates from the 1930s but has been massively enlarged. The extensions unsympathetically dominate the original house. Its planning history is below. The principal consents were in the 1990s for: Part single, part two storey side extension, dormer windows to front, side and rear elevations. New entrance portico. New entrance gates and railings. Railings to rear balcony; erection of two rear conservatory extensions; single storey front side and rear extension; construction of squash court. They are too old to have all their details on-line. I can ask for these if you wish.

No applications to add to it have been refused. The planners plainly did not consider that it was of such significance that it should be retained unaltered. There should be no difficulty in obtaining a consent permitting its demolition and replacement by a more attractive building.”



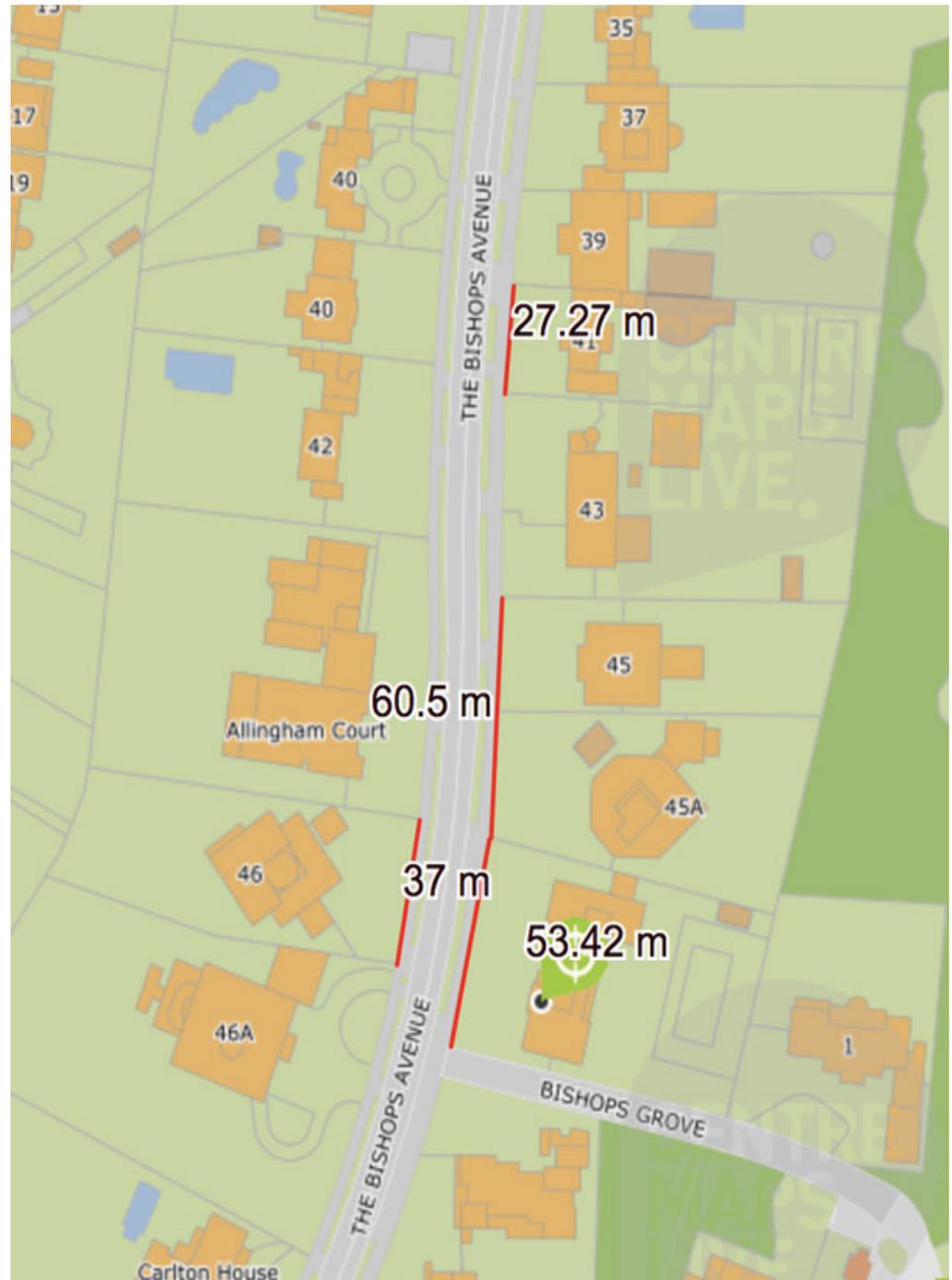
Michael Burroughs  
Planning History

- Variation of landscaping details in relation to planning consent Ref C06112C dated 9.6.94 for major extensions to house. Ref. No: C06112U | Received: Wed 08 Jan 1997 | Validated: Wed 08 Jan 1997 | Status: Approved
- Single storey pavilion in rear garden. Ref. No: C06112T | Received: Thu 18 Jul 1996 | Validated: Thu 18 Jul 1996 | Status: Approved subject to conditions
- Details of floodlighting pursuant to Condition 2 of Planning Permission ref C06112P dated 28.2.1996 for a tennis court at rear with four floodlighting columns and fencing. Ref. No: C06112Q | Received: Tue 12 Mar 1996 | Validated: Tue 12 Mar 1996 | Status: Approved
- Tennis court at rear with four 4m high floodlighting columns and 3.6m high ball stop fencing enclosure. Ref. No: C06112P | Received: Mon 27 Nov 1995 | Validated: Mon 27 Nov 1995 | Status: Approved subject to conditions
- Details of excavations in relation to trees pursuant to Condition 6 of Planning Consent C06112E for extensions to house. Ref. No: C06112L | Received: Wed 03 May 1995 | Validated: Wed 03 May 1995 | Status: Approved
- Details of protective fencing pursuant to condition 3 of planning permission reference C06112E. Ref. No: C06112K | Received: Mon 10 Apr 1995 | Validated: Mon 10 Apr 1995 | Status: Approved
- Construction of front and side boundary walls and railings and front entrance gates. Ref. No: C06112J | Received: Thu 06 Apr 1995 | Validated: Thu 06 Apr 1995 | Status: Approved subject to conditions
- Details of external plant enclosure pursuant to Condition 7 of planning consent ref C06112E dated 28.2.95. and provision of rooftop plant enclosure (variation of planning consent ref: C06112E). Ref. No: C06112H | Received: Wed 05 Apr 1995 | Validated: Wed 05 Apr 1995 | Status: Approved
- Demolition of swimming pool enclosure in rear garden. Ref. No: C06112F | Received: Tue 03 Jan 1995 | Validated: Tue 03 Jan 1995 | Status: Approved subject to conditions
- Demolition of swimming pool enclosure and construction of squash court pavilion. Ref. No: C06112G | Received: Tue 03 Jan 1995
- Single storey front, side and rear extension. Single storey plant room to side. External condenser and split air conditioning outdoor units enclosed by a 1.7m high fence. Hard surfacing of part of front garden. Ref. No: C06112E | Received: Wed 19 Oct 1994 | Validated: Wed 19 Oct 1994 | Status: Approved subject to conditions
- Erection of two rear conservatory extensions. Ref. No: C06112D | Received: Fri 08 Jul 1994 | Validated: Fri 08 Jul 1994 | Status: Approved subject to conditions

Part single, part two storey side extension, dormer windows to front, side and rear elevations. New entrance portico. New entrance gates and railings. Railings to rear balcony.

## PROSPECTS FOR REDEVELOPING 47 THE BISHOPS AVENUE INTO TWO SUPER-MANSIONS OR A BLOCK OF LUXURY APARTMENTS

- The existing site frontage at No. 47 is circa 53.42m;
- As Mike mentioned, No. 45 and 45A to the north replaced the original 1930s house and their combined frontage is 60.5m which is similar to No. 47;
- No. 46 opposite has a frontage of 37m and No. 41 to the north is 27m;
- 2 houses on this site should be considered consistent with the established character;
- There are flats apposite at Allingham Court so the principle of flats should be acceptable also; and
- Subject to trees, the new building should align with the permitted 45a replacement as below.
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