FOR SALE

0.33 Acres

(0.13 Hectares)



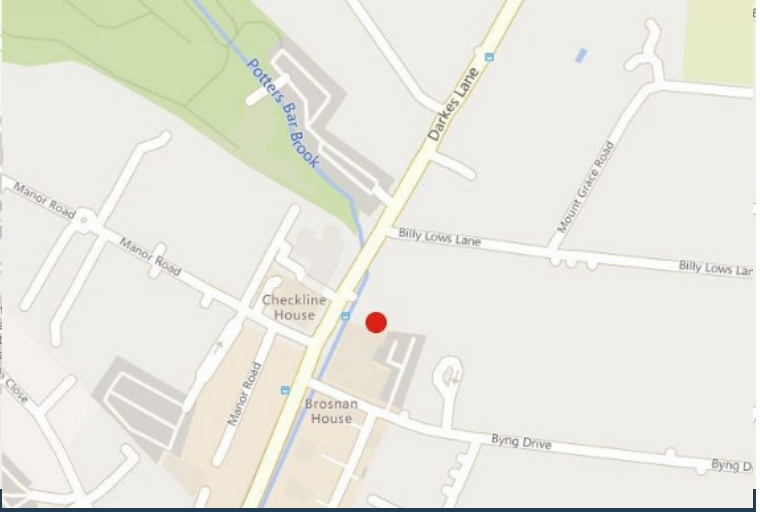
- Town centre affordable housing conversion / development opportunity.
- Former residential nursing home extending to approx. 3,670 sq ft.
- Vacant possession.
- Potential to acquire adjoining land.
- Offers invited by informal tender by 10 December 2026.

197 Darkes Lane

Potters Bar, EN6 1BW

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BTG Eddisons







Location

- Located within Potters Bar town centre, close to retail, education and leisure facilities.
- Potters Bar rail station approximately 300 metres to the south.
- Approximately 1.5 miles from Junction 24 of the M25.
- Approximately 3.5 miles from the A1(M)/M25 junction.
- Well connected to local amenities and the wider strategic road and rail network.

what3words

Google Maps
Click here

Description

- The property comprises a former residential nursing home on a broadly level site extending to approximately 0.33 acres.
- Existing accommodation comprises a two-storey building of approx. 3,670 sq ft.
- There is potential for the inclusion of adjoining land to the south, shown edged blue on the image above, extending to approximately 0.23 acres.
- The site is being marketed specifically for an affordable housing scheme and offers an opportunity for redevelopment or conversion, subject to all necessary consents.
- A dedicated data room has been established containing available site information, supporting documentation and existing floor plans, with access available via self-registration.

Planning

A planning application submitted by Hertsmere Council under reference 24/1384/FUL was withdrawn in March 2026. Supporting planning documents remain available for review. A data room containing available site information, including existing floor plans, is available to interested parties via self-registration.

Terms

Freehold property offered with vacant possession. Affordable housing scheme proposals only will be considered. Offers invited by informal tender on an unconditional or subject to planning basis.

Accommodation

Former residential nursing home	**340.94 SQ M**	**3,670 SQ FT**

Contact:

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