



Freehold D1 Building on 0.3 Acre Site For Sale - London N10

Positive pre-app for development of Six 4 bedroom houses

GILMARTIN LEY

**Land at Hollickwood School
Pembroke Road,
Muswell Hill,
LONDON, N10 2NL**



Area

Site Area: 1,214 sq.m. (13,068 sq.ft.)

Price

Guide Price £1,350,000 subject to contract



Property Description

The property comprises the former canteen building of Hollickwood Primary School on a site of approximately 0.3 acres.

The single storey building is of brick built construction with an approximate gross internal area of 215.72 sq m (2,322 sq ft). The canteen is predominantly configured as an open space dining area, with a small cloakroom, office, stores and WC.

A planning pre-application for the demolition of the existing single storey disused school canteen building and construction of Six terraced houses, with a combined GIA of 750 sq m (8,073 sq ft), has received a positive response from London Borough of Barnet. A copy of the pre-application report and associated plans are available to download from our website.

Aside from the obvious residential development potential, the site may be suitable for development within the existing D1 use and alternative uses STPP.

Please note that, recently, some significant changes to planning legislation have been announced. As of 1st September this property will fall into the new Use Class F1 which does not include 'day nursery'. Up to that point the use of the property could be changed to day nursery within Use Class D1 without requiring planning consent. After 31st August change of use from education (Use Class F1) to day nursery (Use Class E) will require planning consent. You should seek expert planning advice to confirm, clarify and satisfy yourself in respect of any planning related matters.

Key considerations:

- > Desirable North London location
- > Freehold site of 0.3 acres with positive Pre-App for 6 houses (8,073 sq ft)
- > GIA: 215.72 sq.m (2,322 sq.ft)
- > Vacant possession
- > Development potential for residential and other uses STPP
- > New Southgate Rail Station: 1.0 km (0.62 miles)
- > Bounds Green London Underground Station (Piccadilly Line) is 1.5 km (0.93 miles)

<https://www.gilmartinley.co.uk/properties/for-sale/development/muswell-hill/london/n10/28648>

Our ref: 28648

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Site Area	1,214.06	13,068	
Existing Building GIA	215.72	2,321	
Proposed GIA	750	8,072	

Property Location

The subject property is located on the east side of Pembroke Road, midway between the intersections of Hampden Road and Roman Road. Situated in the northern part of Muswell Hill close to Friern Barnet, the property is located within an affluent North London suburb, only 6.5 miles north of Central London.

Muswell Hill and Friern Barnet provide a diverse range of shopping and leisure facilities. Occupiers include: Tesco Extra, Marks & Spencer, WH Smiths, Sainsbury's, Boots, Little Waitrose, Oliver Bonas, Ryman, Halfords, B&Q, Currys PC World, Costa Coffee, Caffè Nero, Nationwide, Natwest, HSBC, Pure Gym, Pizza Express, Miller & Carter, Subway, McDonalds as well as many other established independent retailers, restaurants, bars & public houses.

The property has good access to green open spaces, most notably Hollickwood Park & Muswell Hill Golf Course, which are only circa 300 metres to the east of the property and Alexandra Park, which is circa 1.3 kilometres (0.8 miles) to the south-east.

Transport communications are good.

The A406 North Circular Road is approximately 300 metres to the north, Junction 1 of the M1 is approximately 6.4 kilometres (4.0 miles) to the west and Junctions 24 & 25 of the M25 are approximately 10.5 kilometres (6.5 miles) to the north.

New Southgate Rail Station is 1.0 kilometre (0.62 miles) to the north and Bounds Green London Underground Station (Piccadilly Line) is 1.5 kilometres (0.93 miles) east of the subject property providing easy access into Central London, with a travel time of approximately 25 minutes.

Terms	Freehold for sale with full vacant possession
Legal Fees:	Each party is to bear its own legal fees
Local Authority:	London Borough of Barnet
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Further information at:	http://www.gilmartinley.co.uk/properties/28648 Offer Requirements Document Proposed Plans & Elevations Associated with Planning Pre-Application Planning Pre-Application Report Site Plan
Last Updated:	04 Nov 2020

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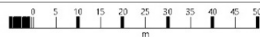
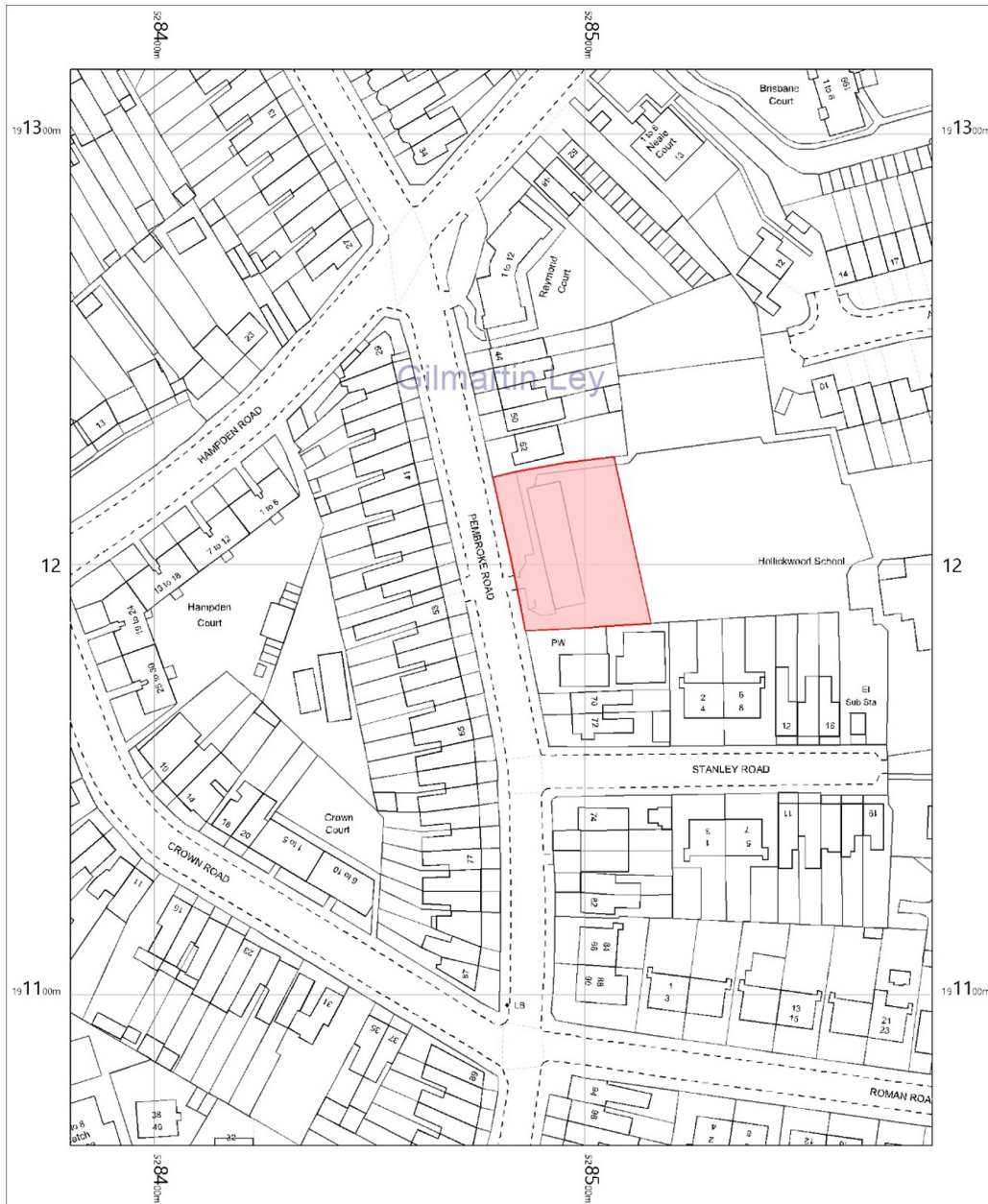


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OS MasterMap 1250/2500/10000 scale
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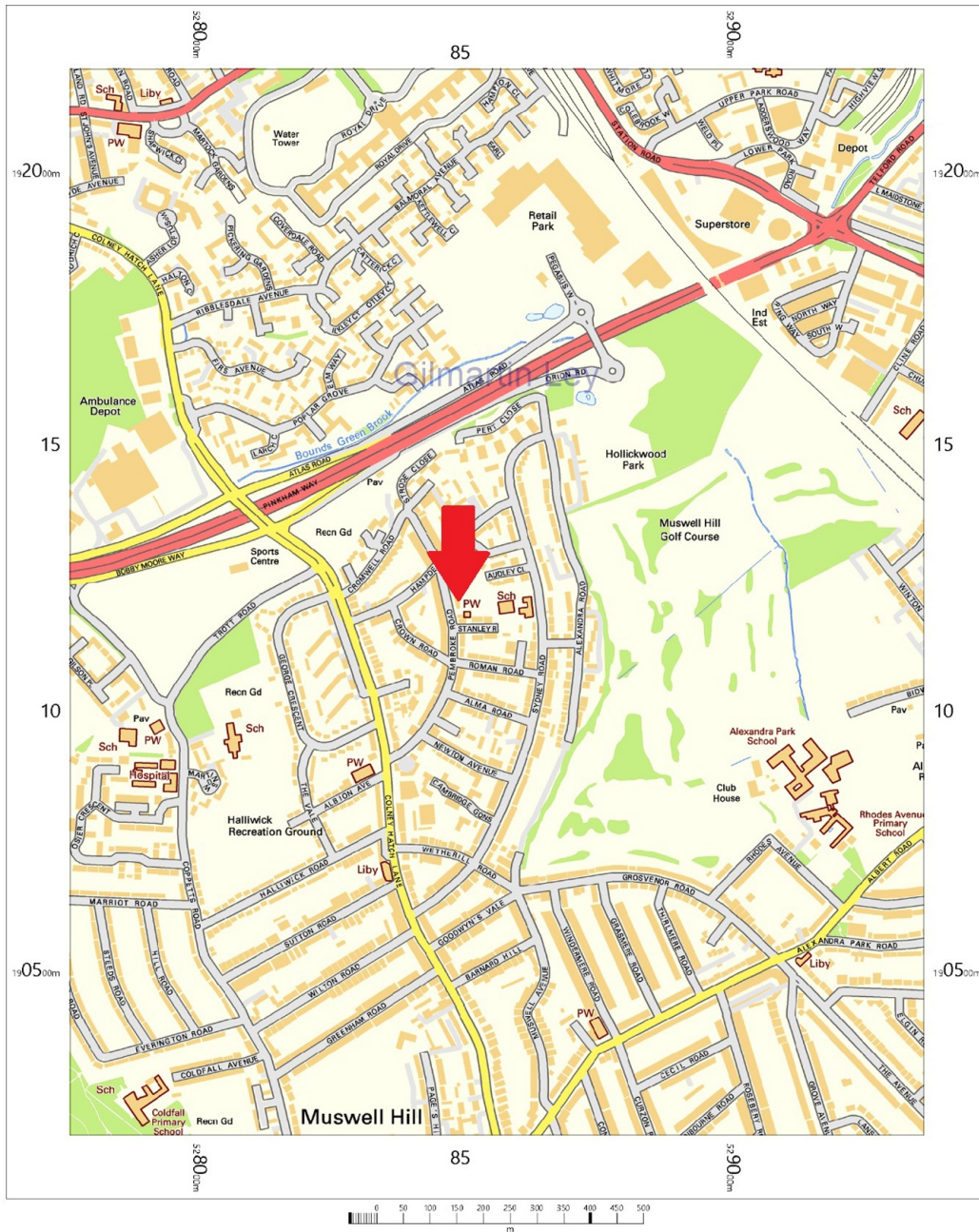


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OS Streetview
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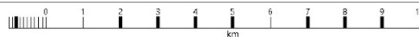
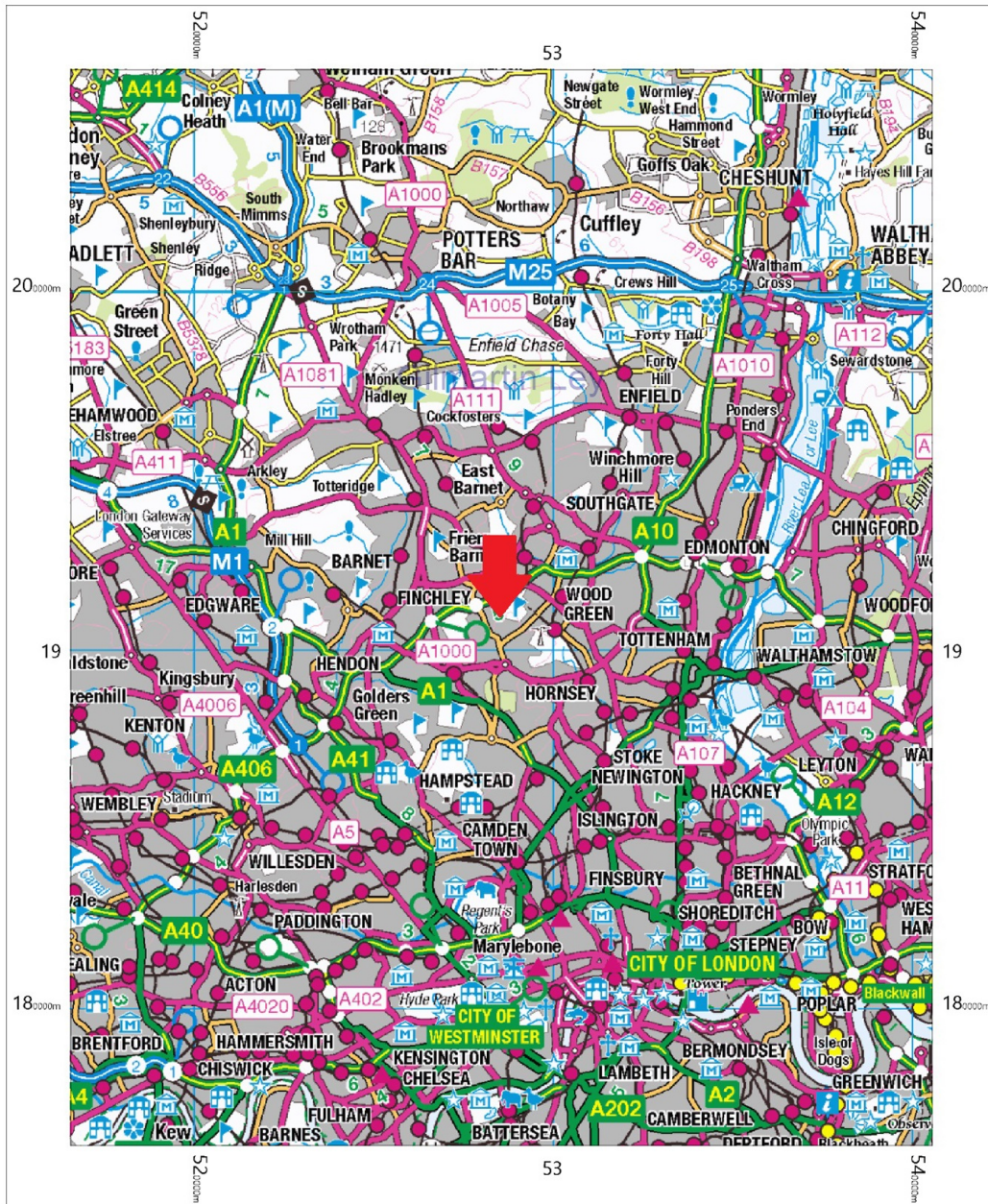


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