



GILMARTIN LEY

# Freehold Consented Development Site For Sale - London N10

Planning permission granted for 6x three bedroom dwellings

**Canteen Building Pembroke Road, Muswell Hill, LONDON, N10 2NL**



## Price

Guide price £2,250,000 subject to contract



## Property Description

The property comprises a single storey 2,322 sq ft dilapidated canteen building of brick construction, plus a section of former playing fields, occupying a site of 0.26 acres.

Planning (ref. 20/6069/FUL) was granted on 22nd November 2022 for the demolition of the existing school canteen building and construction of six 3 bedroom houses. Each house will have a GIA of 130 sq.m (1,398 sq.ft), a private rear garden, a large (20 sq m) terrace off the master bedroom and off street parking.

A copy of the planning permission and associated drawings are available to download from our website.

The planning permission is subject to a condition which means development can only start once a new multi-use games area (MUGA) for Hollickwood Primary School has been implemented.

## Key considerations:

- > Rarely available freehold consented development site
- > Planning for 6x three bedroom dwellings with private rear gardens and large terraces
- > Highly desirable and affluent North London location
- > Excellent communications via road and rail
- > The A406 North Circular Road is approximately 300 metres North
- > New Southgate Rail Station 1.0 km (0.62 miles) North West
- > Bounds Green London Underground Station (Piccadilly Line) 1.5 km (0.93 miles) North East



**GILMARTIN LEY**

# Freehold Consented Development Site For Sale - London N10

**Planning permission granted for 6x three bedroom dwellings**

## Proposed Accommodation

Gross Internal Area: 780 sq.m. (8,395 sq.ft.)

House	Area sq.m.	Area sq.ft.	Description and comments
No.1	130	1,399	End of terrace with 2 parking spaces
No.2	130	1,399	Mid terrace with 1 parking space
No.3	130	1,399	Mid terrace with 1 parking space
No.4	130	1,399	Mid terrace with 1 parking space
No.5	130	1,399	Mid terrace with 1 parking space
No.6	130	1,399	End of terrace with 2 parking spaces

## 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, Caffe 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 and 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 excellent. 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 and 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:** <https://www.gilmartinley.co.uk/properties/30879>  
Offer Requirements  
Site plan  
Approved plans and drawings  
Appeal decision notice

**Last Updated:** 11 Feb 2026

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc.

<https://www.gilmartinley.co.uk/properties/for-sale/development/muswell-hill/london/n10/30879>

**Our ref:** 30879



# Freehold Consented Development Site For Sale - London N10

Planning permission granted for 6x three bedroom dwellings

serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.

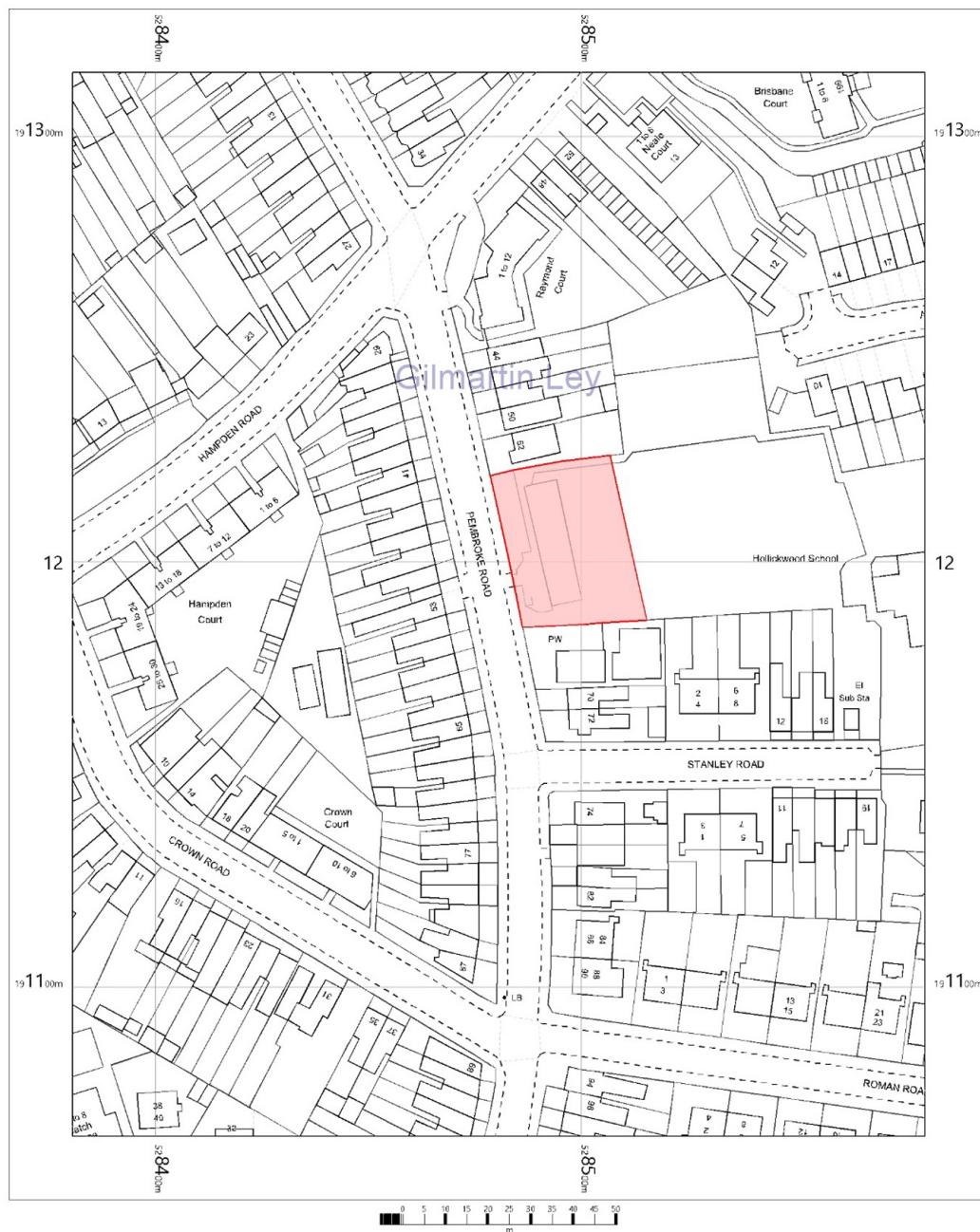


GILMARTIN LEY

# Freehold Consented Development Site For Sale - London N10

Planning permission granted for 6x three bedroom dwellings

Land at Hollickwood School, Pembroke Road, London N10 2NL



OS MasterMap 1250/2500/10000 scale  
Tuesday, July 21, 2020, ID: CM-00889906  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)

1:1250 scale print at A4, Centre: 528481 E, 191190 N

©Crown Copyright Ordnance Survey. Licence no. 100019980



Map supplied by  
Centremaps Live



<https://www.gilmartinley.co.uk/properties/for-sale/development/muswell-hill/london/n10/30879>

Our ref: 30879

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

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

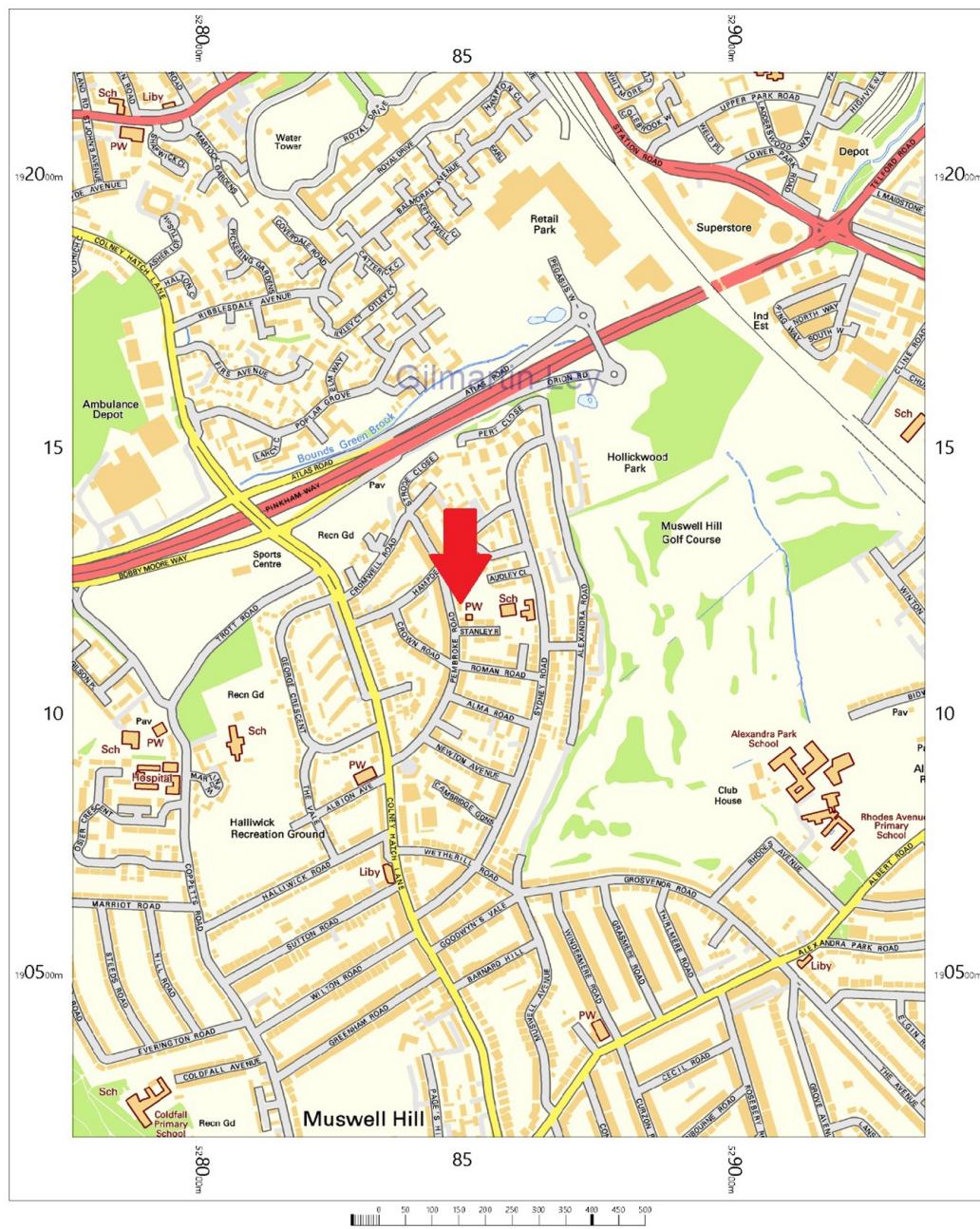


# Freehold Consented Development Site For Sale - London N10

Planning permission granted for 6x three bedroom dwellings

GILMARTIN LEY

Land at Hollickwood School, Pembroke Road, London N10 2NL



OS Streetview  
Tuesday, July 21, 2020, ID: CM-00889916  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)

1:10000 scale print at A4, Centre: 528568 E, 191203 N

Contains OS data © Crown copyright [and database right]



Map supplied by  
Centremaps Live



<https://www.gilmartinley.co.uk/properties/for-sale/development/muswell-hill/london/n10/30879>

Our ref: 30879

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

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

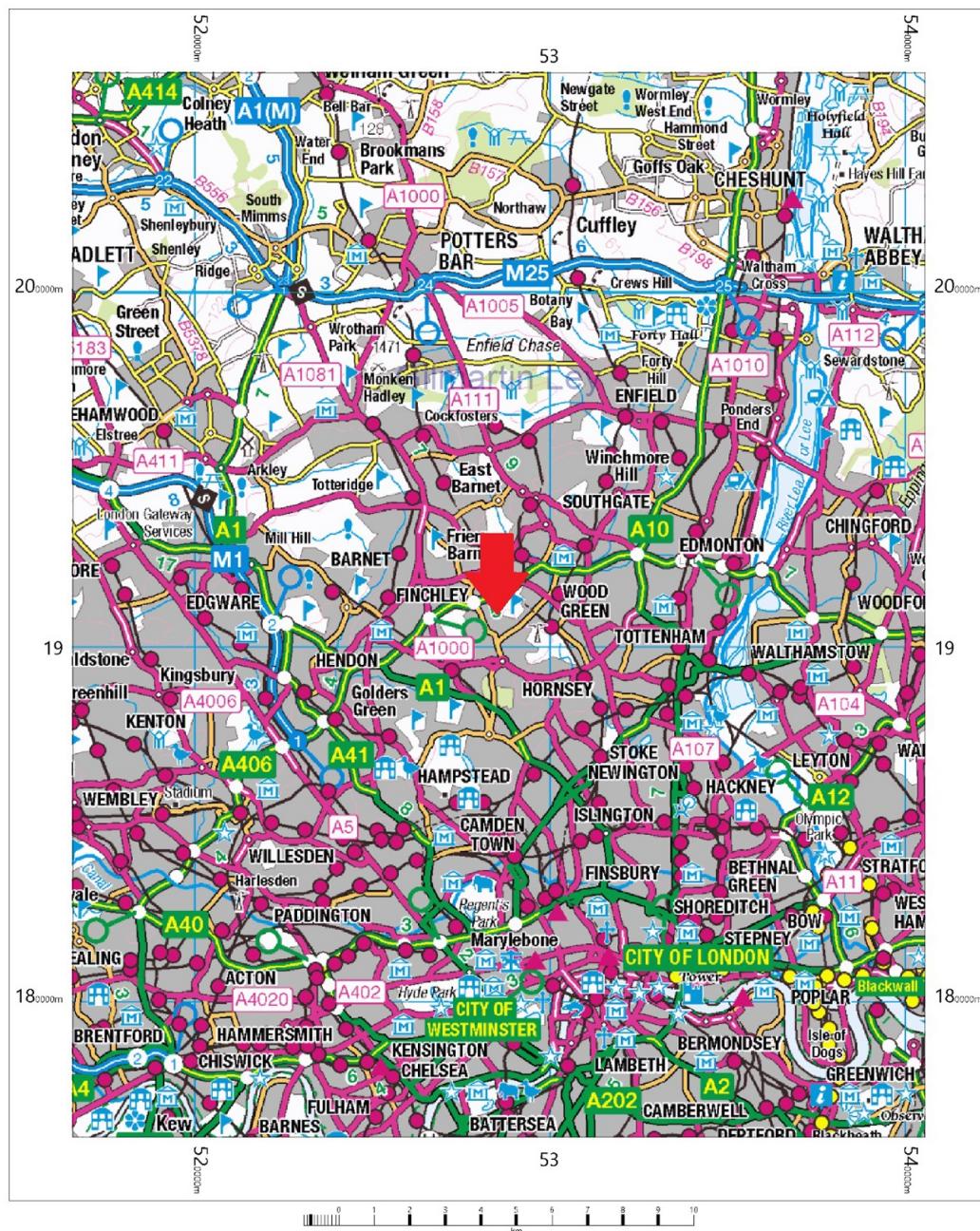


# Freehold Consented Development Site For Sale - London N10

Planning permission granted for 6x three bedroom dwellings

GILMARTIN LEY

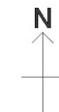
Land at Hollickwood School, Pembroke Road, London N10 2NL



OS 250k scale raster  
Tuesday, July 21, 2020, ID: CM-00889920  
www.centremapslive.co.uk

1:150000 scale print at A4, Centre: 528568 E, 191203 N

Contains OS data © Crown copyright [and database right]



Map supplied by  
Centremaps Live





GILMARTIN LEY

# Freehold Consented Development Site For Sale - London N10

Planning permission granted for 6x three bedroom dwellings





# Freehold Consented Development Site For Sale - London N10

Planning permission granted for 6x three bedroom dwellings

