



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



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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

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Our ref: 30879

Property Investment and Development Consultants
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Chartered Surveyors and Estate Managers
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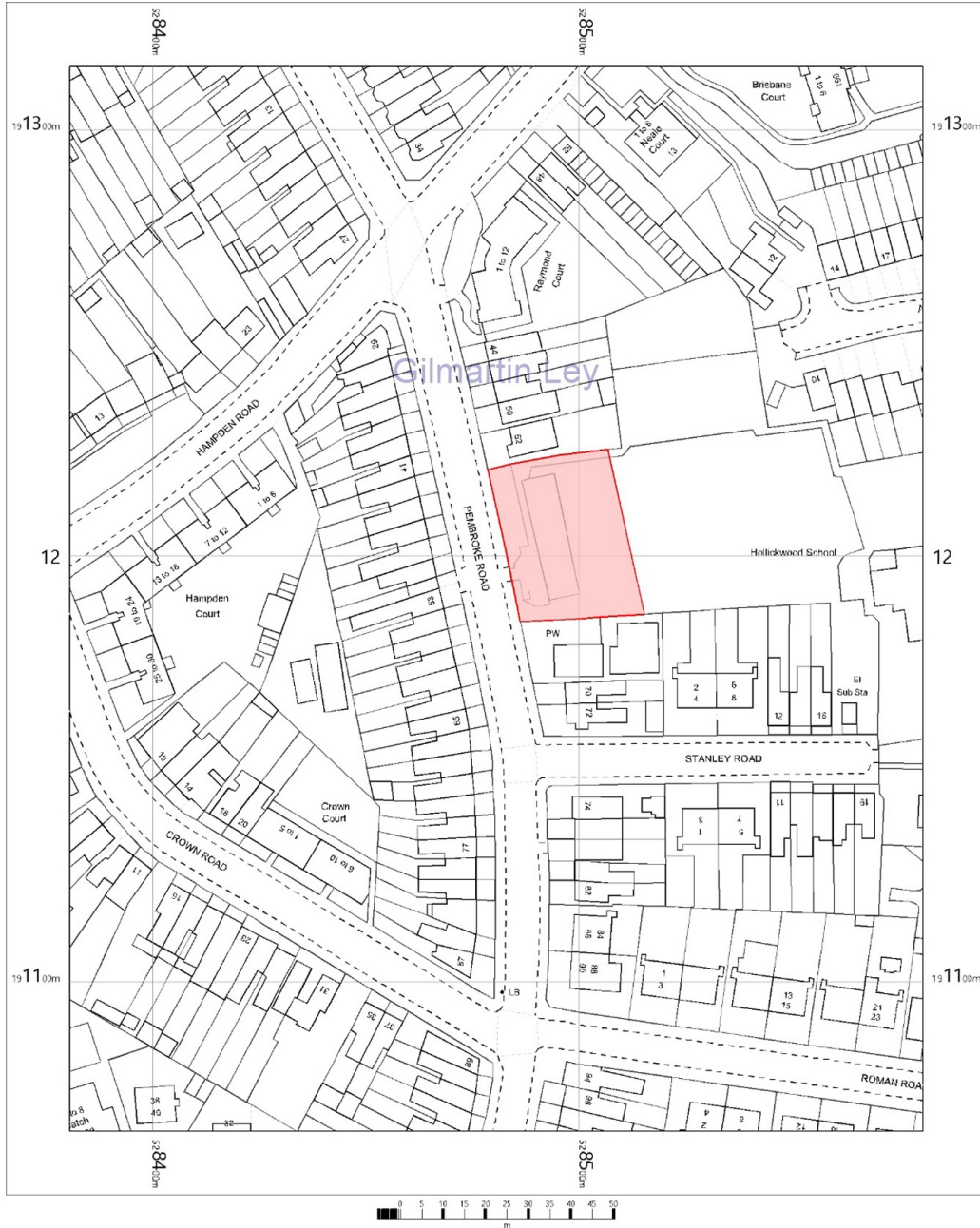


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OS MasterMap 1250/2500/10000 scale
Tuesday, July 21, 2020, ID: CM-00889906
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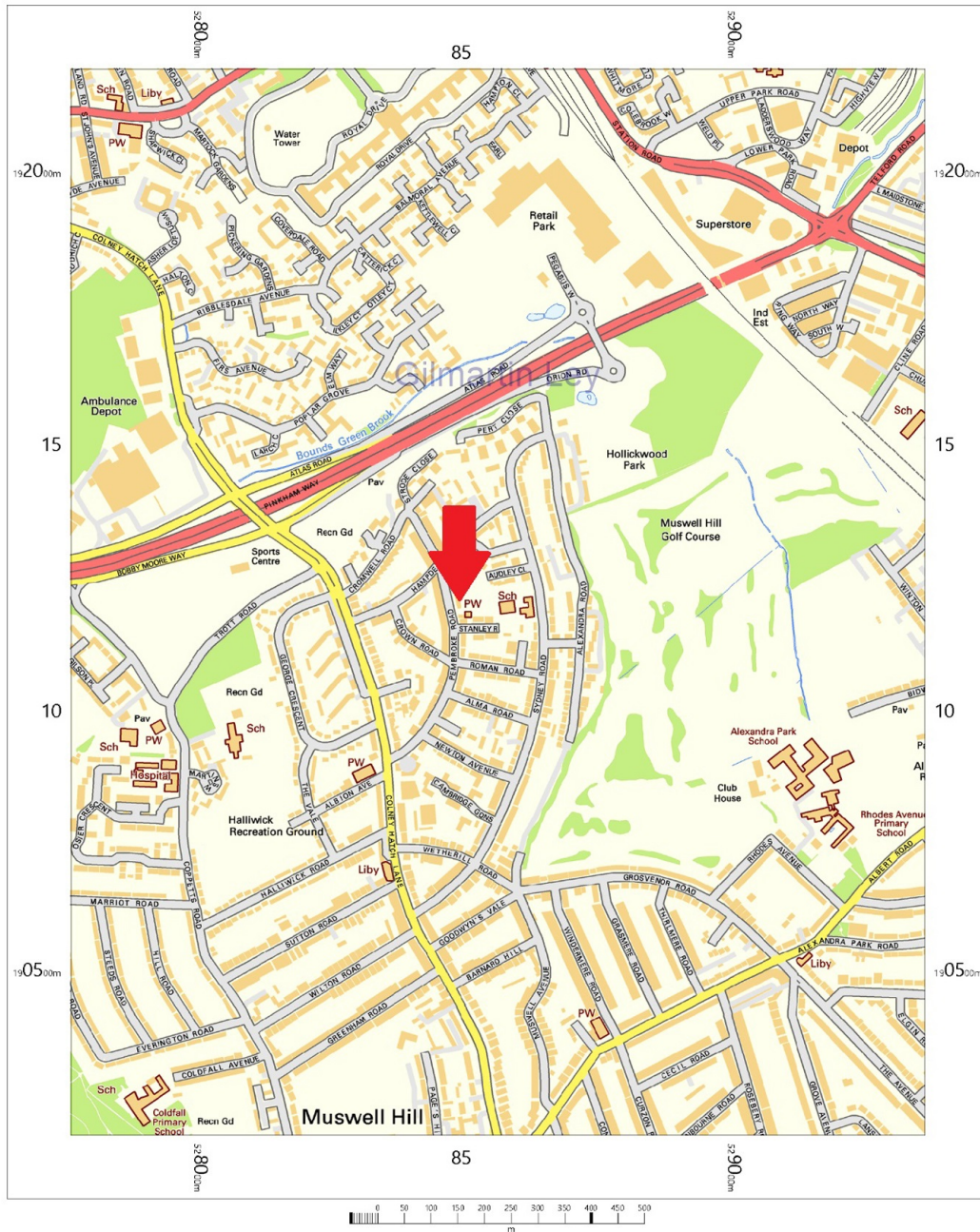


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OS Streetview
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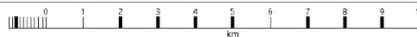
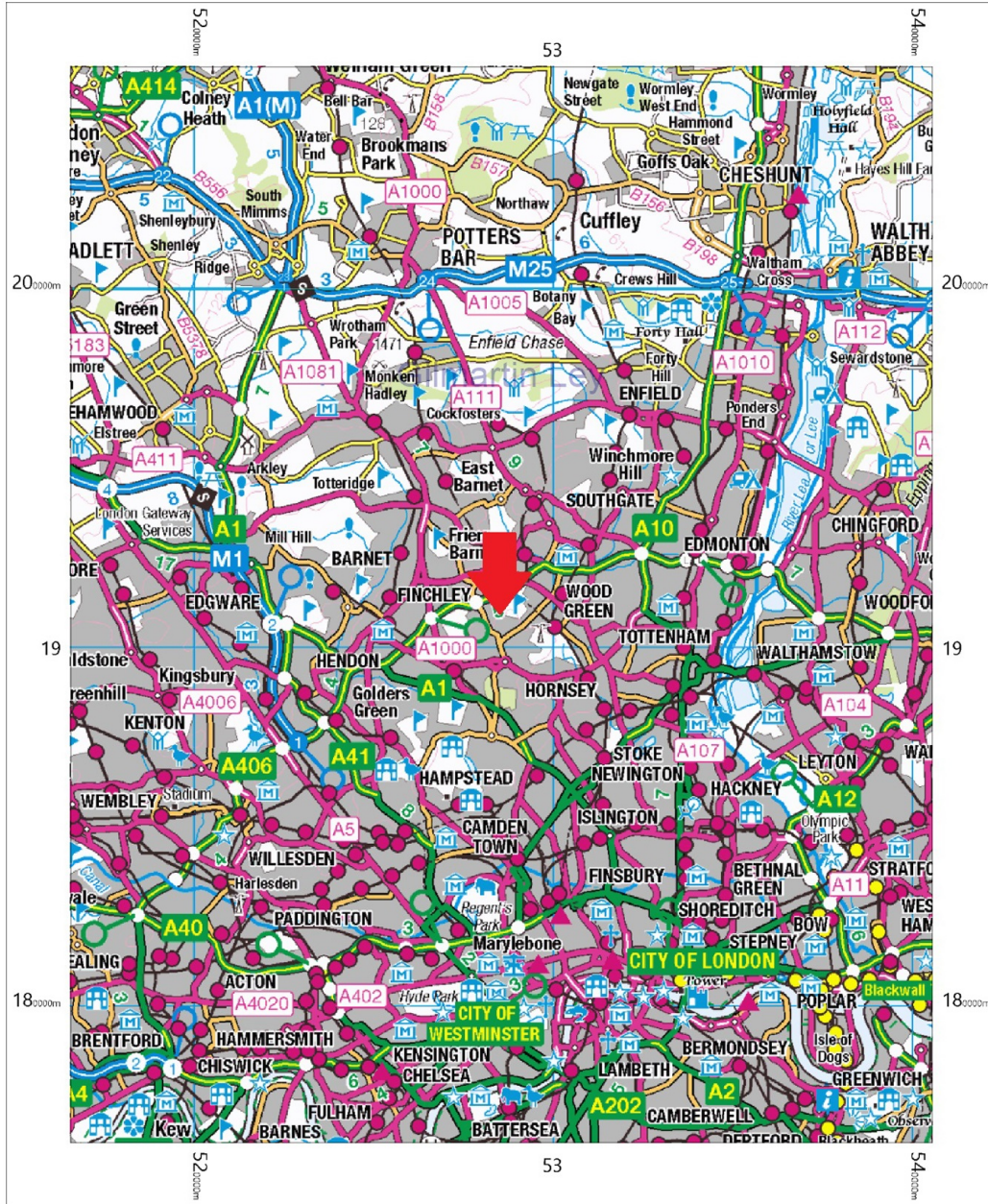


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