



Land & Development in N10

Pembroke Road, land at the rear of the property with planning , London, ., N10 2HX

£1,350,000 Starting Bid

Off Street parking

Property features

- ✓ Rare freehold development opportunity
- ✓ Implemented planning permission under references 15/02182/FUL and 17/5028/S73
- ✓ Regularly shaped rear plot with access from both Pembroke Road and Hampden Road
- ✓ Approximate site area of 0.32

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

A rare freehold development opportunity in an established and affluent North London suburb, offering implemented planning permission for the demolition of existing buildings and the construction of three new two-storey, three-bedroom houses, each with private parking and gardens.

Development opportunities for new-build family houses (rather than flats) in this location are exceptionally scarce, making this a highly attractive proposition for developers and investors.

This Site will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Please note we have not inspected this property.

Price: Starting Bid £1,350,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: Off Street

Location

Situated Hampden Road and Crown Road.

Located in Muswell Hill / Friern Barnet, approximately 6.5 miles north of Central London

Excellent transport connections:

New Southgate Station – approx. 0.7 miles

Bounds Green Underground Station (Piccadilly Line) – approx. 1 mile, providing access to Central London in around 25 minutes

Close to a wide range of amenities including independent shops, restaurants, leisure facilities and major retailers

Convenient access to the Friern Barnet retail park (M&S Food, Tesco Superstore)

Within recent catchment of APS Secondary School

Well-established residential road with strong owner-occupier demand

Site Details

Approximate site area of 0.32 acres (0.13 hectares / c.1,102 m²)

Regularly shaped rear plot with access from both Pembroke Road and Hampden Road

Currently comprising gardens, a greenhouse and a brick-built workshop/storage building

All existing structures to be demolished under the consented scheme

Planning

Implemented planning permission under references 15/02182/FUL and 17/5028/S73

Consent for three new two-storey terraced houses

Total proposed GIA: approx. 300 m² (3,229 sq ft)

Community Infrastructure Levy (CIL) paid: £6,198.58

A rare opportunity to deliver new family housing in a prime residential location

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



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Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

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