

HIGH STREET, HORNSEY, LONDON N8 7QB

£1,700,000

Residential Conversion Development



Property Overview

- Site Area: 0.12 acres, currently used as a car sales forecourt.
- Planning Permission: Approved for 9 private residential units (2 houses and 7 apartments) totalling 6,157 sq. ft., plus 1,023 sq. ft. of new commercial space.
- Location: Highly sought-after area near Alexandra Park and Alexandra Palace, within walking distance of Hornsey train station.

- Guide Price: Offers invited around £1,700,000 for the freehold interest.

Location Details

The property is situated on the High Street (A504) in Hornsey, within the London Borough of Haringey.

- The surrounding area features a mix of residential and commercial properties.
- Alexandra Park and Alexandra Palace are just 0.6 miles away, offering 197 acres of green space and leisure activities.
- Hornsey train station is only 0.3 miles from the site, providing excellent transport links:
- London Moorgate: 18 minutes.
- Finsbury Park: 4 minutes.

Site Description

- Current Use: The site operates as a car sales forecourt, including a single-storey office building at the rear.
- Access: Directly from the High Street.
- Vacant Possession: The property will be provided with vacant possession upon completion.



Approved Accommodation Schedule					
Type	Floor	Description	Qty	GIA m2	GIA ft2
Commercial	Ground	Retail	2	95	1,023
Apartments	Ground, First, Second and Third	2 Bedroom Apartments	5	334	3,595
	First and Second	Studio Apartments	2	82	883
Houses	Ground and First	2 Bedroom Houses	2	156	1,679
Total			11	667	7,180

Planning Details

Planning Permission: Granted on 6th January 2021 (ref: HGY/2020/0590) for the demolition of the existing building and construction of a mixed-use development.



Scheme Overview:

- Development comprises a part two-storey, part three-storey building (including accommodation in the roof space).
- Ground floor retail space: 1,023 sq. ft.
- Residential units: 7 apartments and 2 houses totalling 6,157 sq. ft., all for private sale.

Contributions and Liabilities:

- Community Infrastructure Levy (CIL): Approximately £285,054.57.
- Section 106 (S106): £5,000.
- Note: These figures are indexed estimates as of August 2024. Prospective buyers are advised to carry out their own due diligence.

Implementation Status:

- Planning permission has been fully implemented.
- All planning conditions have been discharged, and building regulation drawings are complete.

The property is elected for VAT and will be sold Freehold with vacant possession upon completion.

