

North London Residential Development Opportunity

Land Adjacent to Hornsey Bowling Club, Priory Road, Hornsey,
London, N8 7QT

Freehold



- Residential development opportunity in the London Borough of Haringey.
- 0.08 (0.19 acre) site adjacent to Hornsey Bowling Club, approximately 800 metres west of Hornsey Rail Station and 500 metres south of Alexandra Park.
- Planning permission for 4 x 4 bedroom townhouses with an approximate GIA of 587 sq m (6,329 sq ft).
- For sale freehold with vacant possession.

Location

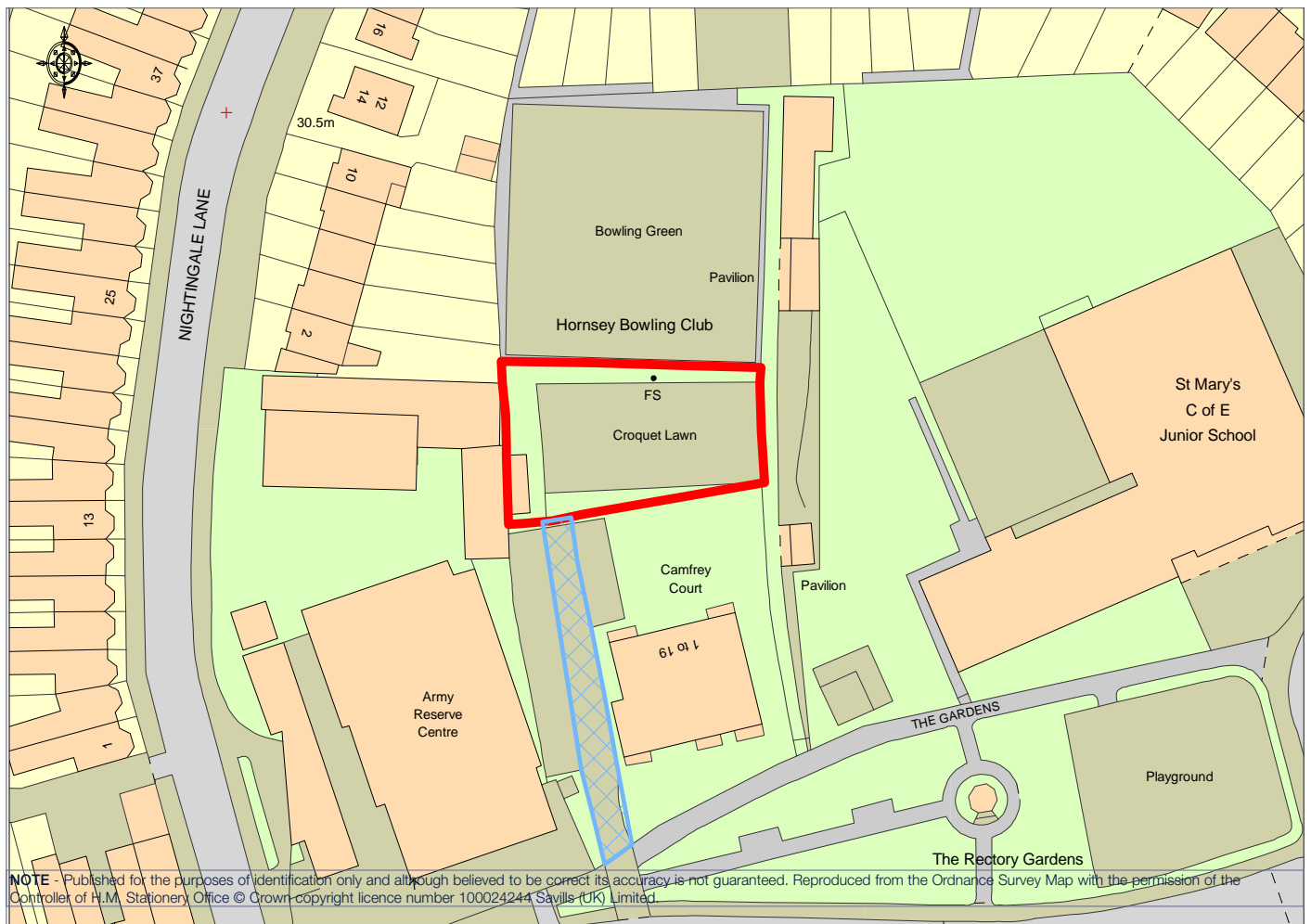
The site comprises the land adjacent to Hornsey Bowling Club, which is located between Rectory Gardens and Priory Road (A504) in the Hornsey area of the London Borough of Haringey. The surrounding area is predominately residential in character.

500 metres to the north are the green open spaces of Alexandra Park and Alexandra Palace exhibition centre. To the south of Hornsey is the affluent area of Crouch End and the numerous bars, restaurants and boutique retailers around The Broadway are approximately 800 metres south of the site. To the west is Muswell Hill, another affluent area with an extensive retail and leisure offer in its town centre. Priory Road and Hornsey High Street has a range of convenience retailers and a new Sainsbury's supermarket is soon to open approximately 350 metres to the east of the site.

Hornsey Rail Station is approximately 800 metres to the east and provides direct services to Moorgate (18 minutes) and connections with the London Underground (Victoria and Piccadilly Lines) at Finsbury Park (4 minutes).



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The permitted areas of the four houses are set out below:

	Type	Bedrooms	Sq M	Sq Ft
House 1	Semi-detached	4	141	1,519
House 2	Terrace	4	141	1,519
House 3	Terrace	4	141	1,519
House 4	Semi-detached	4	164	1,772
Total			587	6,329

Description

The site comprises a grassed area of land adjacent to Hornsey Bowling Club Bowling Green. The site extends to approximately 0.08 hectares (0.19 acres). It abuts the Bowling Green to the north and the rear gardens / car park of Camfrey Court to the south. The site has a right of way, including for vehicular access, over the Camfrey Court car park (showed hatched blue on site plan above).

The Reserve Army Headquarters and Training Centre is to the west and St. Mary's Church of England Junior School is to the east.

Planning

The property is in the London Borough of Haringey. There are no listed or locally listed buildings within the site or in the immediate vicinity and it is not located in a conservation area.

Planning permission (ref: HGY/2016/1307) was granted on 3rd October 2016 for:

“Development of the site to provide 4 x 4 bedroom townhouses with associated private amenity space, car and cycle parking and landscaping.”

The permitted floorplans can be found on the dataroom (www.savills.co.uk/prioryroad).

The scheme will provide four, 4-storey houses. Each house will comprise four

bedrooms, a family bathroom, en-suite to the master bedroom and a WC at ground floor. All of the houses will have rear gardens, a first floor terrace looking on to the gardens and a west facing terrace at third floor which will enjoy views of Alexandra Palace to the north west. A parking space and a storage unit (approximately 15 sq m each) will be to the front of the houses.

Vehicular access to the site will be through the car park at Camfrey Court to the immediate south. Additional pedestrian access runs along the east side of Camfrey Court and past the rear gardens of the proposed houses.

The development will be subject to a total CIL Liability of £189,204.78. There is no Section 106 Agreement.





Method Of Sale

The property is for sale freehold with vacant possession by way of informal tender (unless sold prior).

VAT

The property is not elected for VAT.

Further Information

Further information relating to the site and the permitted scheme is available at:

www.savills.co.uk/prioryroad

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Sale particulars produced October 2016.

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