



Site boundary indicative only



CGI of consented scheme. View from High Road

44-46 HIGH ROAD

Wood Green, London, N22 6BX

Consented Residential Led Development Opportunity



EXECUTIVE SUMMARY

- Residential-led development opportunity located 200 metres north of Turnpike Lane London Underground Station (Piccadilly Line).
- 0.27 hectare (0.67 acre) site comprising a part-two, part-four storey retail building which extends to approximately 8,364 sq m (90,029 sq ft) GIA.
- Planning permission for the demolition of the existing building and redevelopment of the site to provide a scheme comprising:
 - 121 residential apartments, 99 of which are for private sale.
 - Proposed residential mix of 62 x 1-bed, 46 x 2-bed, 8 x 3-bed and 5 x 4 bed units with a total Net Saleable Area of 7,641 sq m (82,249 sq ft).
 - Commercial floorspace extending to 1,374 sq m (14,790 sq ft) GIA.
 - Total combined scheme area of approximately 11,702 sq m (125,961 sq ft) GIA.
- Located close to the amenities of Green Lanes, Hornsey and Wood Green.
- For sale freehold with vacant possession.



LOCATION

Hornsey and Wood Green are rapidly developing neighbourhoods, supported by excellent transport links, a vast array of local amenities, and great access to public open space. The wider area is predominantly characterised by Victorian terraced housing, while the High Road is the commercial hub of the area. It comprises a range of local shops, amenities and facilities with many buildings providing residential accommodation on upper floors. The site also lies close to the affluent areas of Crouch End, Harringay Ladder and Finsbury Park, all of which offer a further array of cafés, bars and public open space.



Alexandra Palace and Park



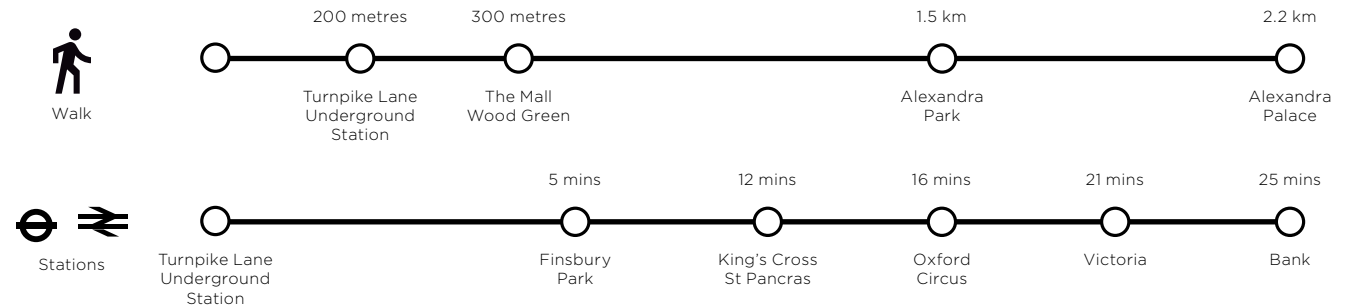
LOCATION

The Mall Wood Green shopping centre which is anchored by Boots, H&M, Next, Primark, Superdrug, Wilko, New Look, TK Maxx, Cineworld, HMV and WH Smith is found towards the northern end of the High Road, and boasts some of the highest footfall of any shopping centre in London. Alexandra Park, an 80-hectare park is located approximately 1.6 km (1 mile) to the north west, while Alexandra Palace entertainment and sports venue hosts a vast array of concerts, exhibitions and sports events is located approximately 2.3 km (1.4 miles) north west of the site..



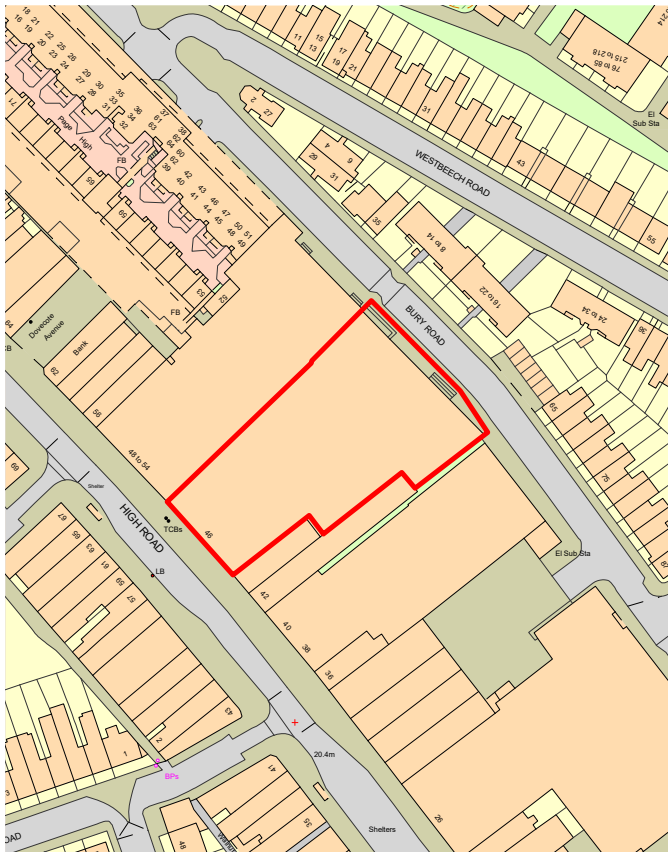
CONNECTIVITY

- The site has excellent connections to public transport, providing easy access into Central London.
- 200 metres north of Turnpike Lane London Underground station (Piccadilly Line), and approximately 650 metres south of Wood Green London Underground station (Piccadilly Line).
- 1 km (0.6 miles) east of Hornsey National Rail station which provides direct regular services to London Moorgate (18 minutes) and Welwyn Garden City (30 minutes) (Source: National Rail).
- Turnpike Lane and Wood Green stations are identified as options for Crossrail 2 routes.
- Numerous bus stops on High Road with routes south into Harringay, west towards Hornsey, north to Bowes Park and east towards Tottenham.



DESCRIPTION

The Site is situated on High Road in Wood Green and is bounded by Bury Road to the east and existing commercial units to the north and south. The site extends to 0.27 hectares (0.67 acres), and currently comprises a part-two, part-four storey building occupied by Bright Home which extends to approximately 8,364 sq m (90,029 sq ft) GIA. The tenant is paying a rent of £10,000 per month, and the license can be terminated with 4 weeks notice. The property has a Rateable Value of £376,110 and interested parties are advised to make their own enquiries of the Local Authority for the business rates payable.





PLANNING

The property falls within the jurisdiction of London Borough of Haringey. Planning permission (Ref: HGY/2018/1472), was granted at appeal on 9th July 2019, for:

“Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development.”

The site forms part of a wider site allocation (SA 14: 16-54 High Road) in the adopted Site Allocations document and the draft Wood Green Area Action Plan. The draft AAP divides the area into four sub-areas, and each sub-area into character areas.

The Site falls within Wood Green Sub Area 3: Turnpike Lane and the ‘High Road South’ character area. The site immediately to the south at 22-42 High Road which is part of this site allocation, obtained a resolution to grant planning consent for 197 residential units in May 2019. This consent was for:

“Demolition of the existing buildings and redevelopment to provide part 3-8 storey buildings providing mixed use development, comprising residential accommodation, flexible retail units, flexible workspaces, a hotel, and a public courtyard, with associated site access, car and cycle parking, and landscaping works.”

SECTION 106

The planning permission is subject to a Section 106 Agreement. This requires the provision of affordable housing, as detailed in the following pages, and the following index linked financial contributions:

FINANCIAL CONTRIBUTION	SUM
CPZ Contribution	£15,000
Public Realm Contribution	£150,000
Traffic Management Order Contribution	£4,000
Travel Plan Monitoring Contribution	£4,000
Deferred Carbon Offsetting Payment	(capped at) £375,000

CIL

The development will be subject to Mayoral CIL at a rate of £60 per sq m and a Local residential CIL charge of £165 per sq m, which will be subject to inflation using the national All-In-Tender Price Index of construction costs published by the Building Cost Information Service (BCIS). Interested parties should undertake their own estimates of the total liability.



CGI of consented scheme. View from High Road

PROPOSED ACCOMMODATION SCHEDULE

Residential Accommodation

TENURE	STUDIO	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P	4B6P	TOTAL UNITS	TOTAL NSA SQ M	TOTAL NSA SQ FT
Private	2	54	30	12	1	-	-	-	99	5,773	62,141
London Affordable Rent	-	-	-	-	-	-	1	5	6	687	7,395
London Living Rent	-	6	3	1	1	3	2	-	16	1,181	12,712
Total	2	60	33	13	2	3	3	5	121	7,641	82,248

Scheme GIA

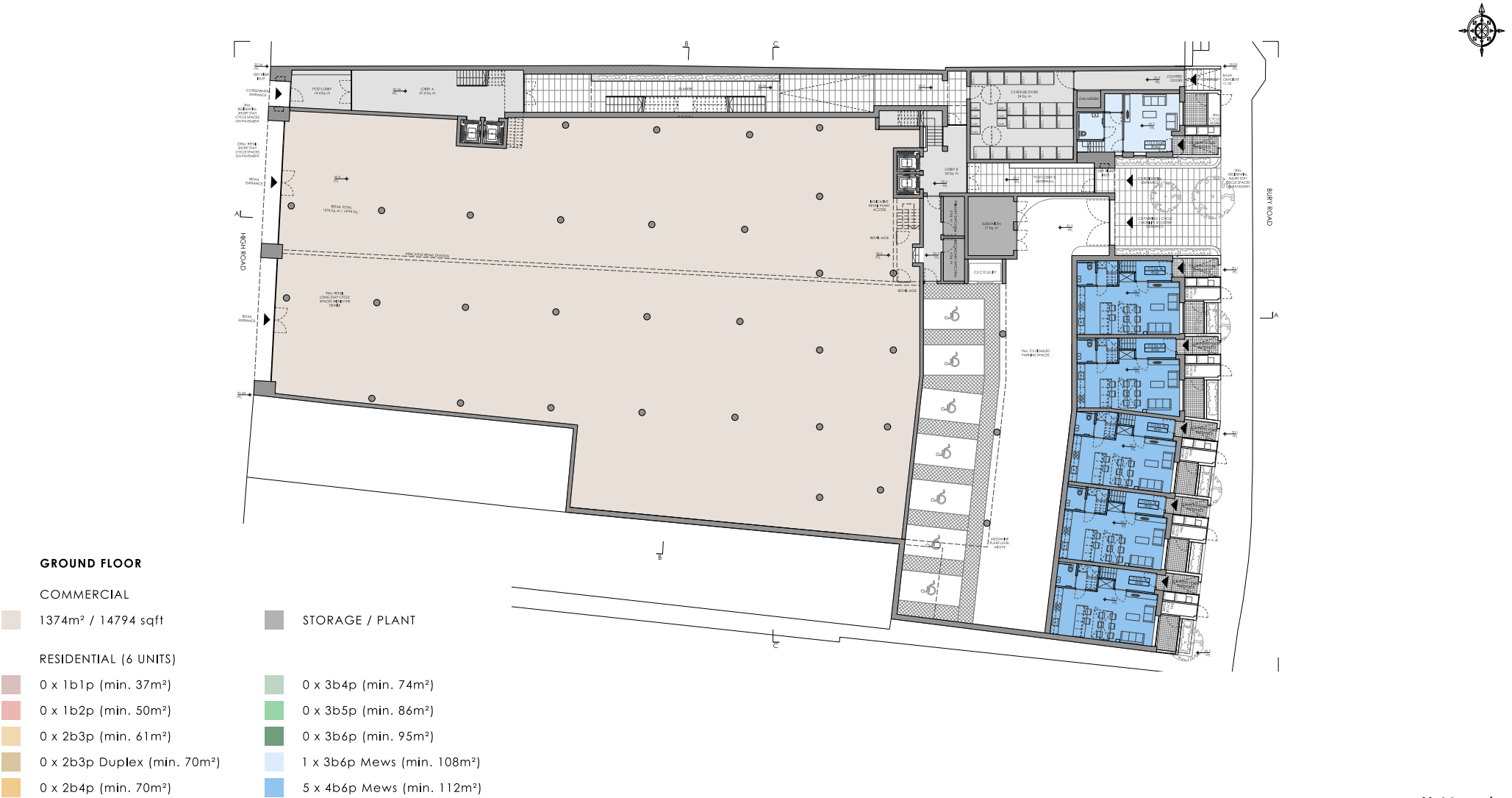
FLOOR LEVEL	GIA SQ M	GIA SQ FT
Ground	2,256	24,283
Upper Ground	419	4,506
First	1,491	16,050
Second	1,207	12,997
Third	1,193	12,838
Fourth	1,193	12,838
Fifth	1,193	12,838
Sixth	1,160	12,489
Seventh	908	9,773
Eight	683	7,348
Total	11,702	125,961

Commercial Unit

USE CLASS A1-A4	GIA SQ M	GIA SQ FT
Commercial Unit	1,374	14,790

Commercial unit has been designed to allow flexibility and sub-division. Please see plans on following pages for an indicative option.

PROPOSED PLANS - GROUND FLOOR



Not to scale

PROPOSED PLANS - FIRST FLOOR



Not to scale

PROPOSED PLANS - SECOND FLOOR



PROPOSED PLANS - THIRDFLOOR



PROPOSED PLANS - FOURTH FLOOR



PROPOSED PLANS - FIFTH FLOOR



PROPOSED PLANS - SIXTH FLOOR



PROPOSED PLANS - SEVENTH FLOOR



PROPOSED PLANS - EIGHTH FLOOR





CGI of consented scheme. View from Bury Road

METHOD OF SALE

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

VAT

The property is elected for VAT.

PROPERTY VIEWINGS

The site can be viewed from both High Road and Bury Road. Please contact the selling agents to arrange an internal inspection of the existing building.

FURTHER INFORMATION

A dedicated project data room has been set up and interested parties are able to register for login details at:
www.44-46highroad.com

CONTACT

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