

Freehold Development Opportunity

Colliers

109 Fortis Green Road, Muswell Hill, N2 9HR



For Sale

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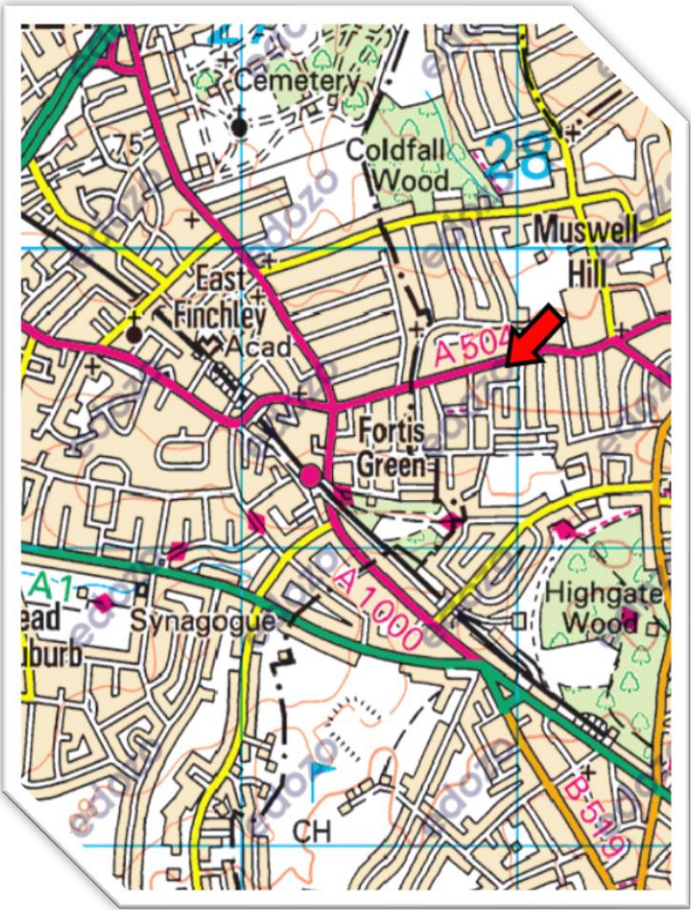
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Prominent Development Opportunity Close to Muswell Hill

- Freehold development opportunity with a lapsed consent.
- The subject site is approximately 0.201 acres (0.081 hectares)
- Lapsed planning consent for 9 units (HGY/1025/3813) - 4 mews houses and 5 flats which expired in 2019
- 13 min walk to East Finchley station and a 13 minute walk from Muswell Hill Broadway
- East Finchley provides access into central London via the Northern Line. Also, good road access via the A1 and North Circular.
- Freehold for sale with Vacant Possession

Offers Invited on an unconsented basis

109 Fortis Green, Muswell Hill, London, N2 9HR



Location

The site is located on the south of Fortis Green in Muswell Hill with the site fronting the road. The site is a 13-minute walk to Finchley Station which provides access via the Northern Line into Central London. The site is also a 13 minute walk from Muswell Hill Broadway and has a good array of amenities with restaurants bars and retail parades. There is also good road access to both the A1 and the North Circular from the site.

Description



The site is 0.201 acres (0.081 hectares) and for development purposes is broadly rectangular in shape. The site is predominately surrounded by residential housing however the neighbouring site is a retail warehouse and there is a small retail parade located just down the street.

The site has a single storey warehouse style building occupying half the site with the remainder of the site a tarmac area. The current site is used as a car wash under a licence with vacant possession that is very easy to obtain.

Planning

The site for planning purposes is located in the Authority of Harringay Council. The site has a lapsed consent for 9 units (HGY/1025/3813) to include 4 mews houses to the rear and 5

flats fronting Fortis Green. All parties should make their own planning enquires with the local authority.

	
King Cross 15 minutes	Muswell Hill Broadway 4 minutes
Oxford Circus 21 minutes	West Hampstead 18 minutes
London Waterloo 26 Minutes	Kings Cross 32 minutes
London Bridge 30 minutes	Heathrow 55 minutes

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Further Information

Method of Sale

The subject property is for sale via informal tender, with a bid deadline to be provided to all interested parties in due course.

The Vendor reserves the right not to accept the highest, or any offer submitted.

Tenure & Legal

The property is offered for sale as a Freehold with vacant possession.

Each party is to bear their own legal costs.

Wayleaves, Easements & Rights of Way

The site, outlined in red within these particulars (for identification purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist whether or not mentioned in these particulars.

VAT

VAT is chargeable in addition to the purchase price.

Data Room

A datalink can be provided upon request.

Viewings

Viewing is strictly by appointment. Formal viewing days will be organised by Colliers.

AML / Money Laundering

In order to comply with Anti-Money Laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the point of agreeing Heads of Terms.