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# Caxton Road, Wood Green N22

Freehold residential-led development opportunity.

CGI Image used for illustrative purposes





Canary Wharf

Finsbury Park

City of London

Hornsey Rail Station

West End

Turnpike Lane Underground Station

The Mall Wood Green

Clarendon Development

Wood Green High Road

Land at Caxton Road

Hollywood Green Vue Cinema

Wood Green Underground Station

Haringey Council Offices

Wood Green Common

Red line for indicative purposes only



# The opportunity

## Caxton Road, Wood Green N22

- Freehold residential-led development opportunity situated 300 metres from Wood Green Underground Station (Piccadilly Line)
- Resolution to grant planning permission for a mixed use scheme of 75 residential units and 9,716 sq ft of GIA commercial space with a total proposed area of 78,748 sq ft GIA
- S106 Agreement in final form and awaiting imminent signature
- Cleared site extending to approximately 0.61 acres (0.24 ha)
- Available with immediate vacant possession
- Located close to local amenities along Wood Green High Street



## Description

The site extends to approximately 0.61 acres (0.24 hectares) and occupies a prominent corner position at the junction of Caxton Road and Mayes Road. It is broadly square in shape and comprises level cleared land.

## Location

Wood Green is a diverse and vibrant North London district located within the London Borough of Haringey. Identified under the London Plan as a Metropolitan Centre, Wood Green offers a thriving town centre location with an abundance of amenities including a VUE Cinema, several local schools, multiple restaurants, cafes and bars as well as the green open spaces of Wood Green Common and Alexandra Park with views of Alexandra Palace.

The property is situated on the eastern side of Caxton Road at its junction with Mayes Road (B151), just to the south of the town centre.

The Mall Wood Green, which offers one of the largest retail provisions and highest footfall in London, is located immediately to the east of the site and benefits from a number of national retailers including H&M, JD Sports, Sainsbury's, Primark and Boots.

The immediate area is characterised by a mix of commercial and residential buildings with a strong offering of national occupiers and locally run businesses.

## Transport

Wood Green benefits from excellent transport communications, with Wood Green London Underground Station (Piccadilly Line) situated approximately 300 metres from the property, providing access to Kings Cross St. Pancras within 14 minutes and Piccadilly Circus within 24 minutes.

Additionally, Turnpike Lane Underground Station (Piccadilly Line) is an 8 minute walk to the south east and Alexandra Palace National Rail station is a 10 minute walk to the north west providing regular and direct services to Moorgate (20 minutes) and Welwyn Garden City (28 minutes).

Numerous bus routes serve the local area with routes west towards Hornsey and south towards Central London.

Turnpike Lane and Wood Green are identified as potential options for Crossrail 2 routes.



**300 metres**

Wood Green  
Underground Station



**8 min walk**

Turnpike Lane  
Underground Station



**10 min walk**

Alexandra Palace  
National Rail station





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## Planning

The site received resolution to grant planning permission in July 2020 subject to the signing of a S106 agreement (Ref HGY/2020/0795) for 'Redevelopment of the site to provide a single building of between 4 and 9 storeys in height, comprising 75 residential units (C3) and 953 sq m of flexible commercial floorspace (Use Classes A1-A5, B1 and B8), with associated cycle parking, plant, refuse and recycling provision, landscaping and all necessary ancillary and enabling works'.

The S106 Agreement is in final form and awaiting imminent signature. A copy is available to view on the dataroom.

Use	Units	NSA		GIA	
		sq ft	sq m	sq ft	sq m
Private Residential	50	31,958	2,969.0	40,169	3,731.8
Shared Ownership	10	5,813	540.0	7,727	717.9
London Affordable Rent	15	13,197	1,226.0	16,638	1,545.7
Flexible Commercial	-	-	-	9,716	902.7
Ancillary	-	-	-	4,498	466.2
<b>Total</b>	<b>75</b>	<b>50,968</b>	<b>4,735.0</b>	<b>78,748</b>	<b>7,364.2</b>

Summary of proposed areas

The proposed development incorporates a total of 75 residential apartments extending to a total of 50,968 sq ft NSA. The scheme includes 50 private units as well as 10 shared ownership and 15 London affordable rent units. This equates to an affordable housing provision of 40% by habitable room.

The residential units sit above 9,716 sq ft GIA of ground and first floor flexible commercial space. This is divided into seven separate units, three of which are ground floor only and four of which are arranged over ground and first floors.

# Proposed floor plans



Ground floor



1st floor









CGI image used for illustrative purposes



# Legal title and tenure

The property is held freehold. All pertinent information is available on the dedicated website. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

## Services

It is our understanding that mains, water, electricity, gas and drainage can be provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the proposed development.

## Viewings

The site can be externally inspected from the public highway. Access to the site must be arranged strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## VAT

We understand that the property has been elected for VAT.

## Method of sale

The property is for sale by private treaty via informal tender.

## Further information

For further information please visit our dedicated website:

**<https://www.land.knightfrank.com/view/CaxtonRoad>**

Password - **woodgreen** (all lower case)





# Contact us

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2021.

Photographs and videos dated September 2020.

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