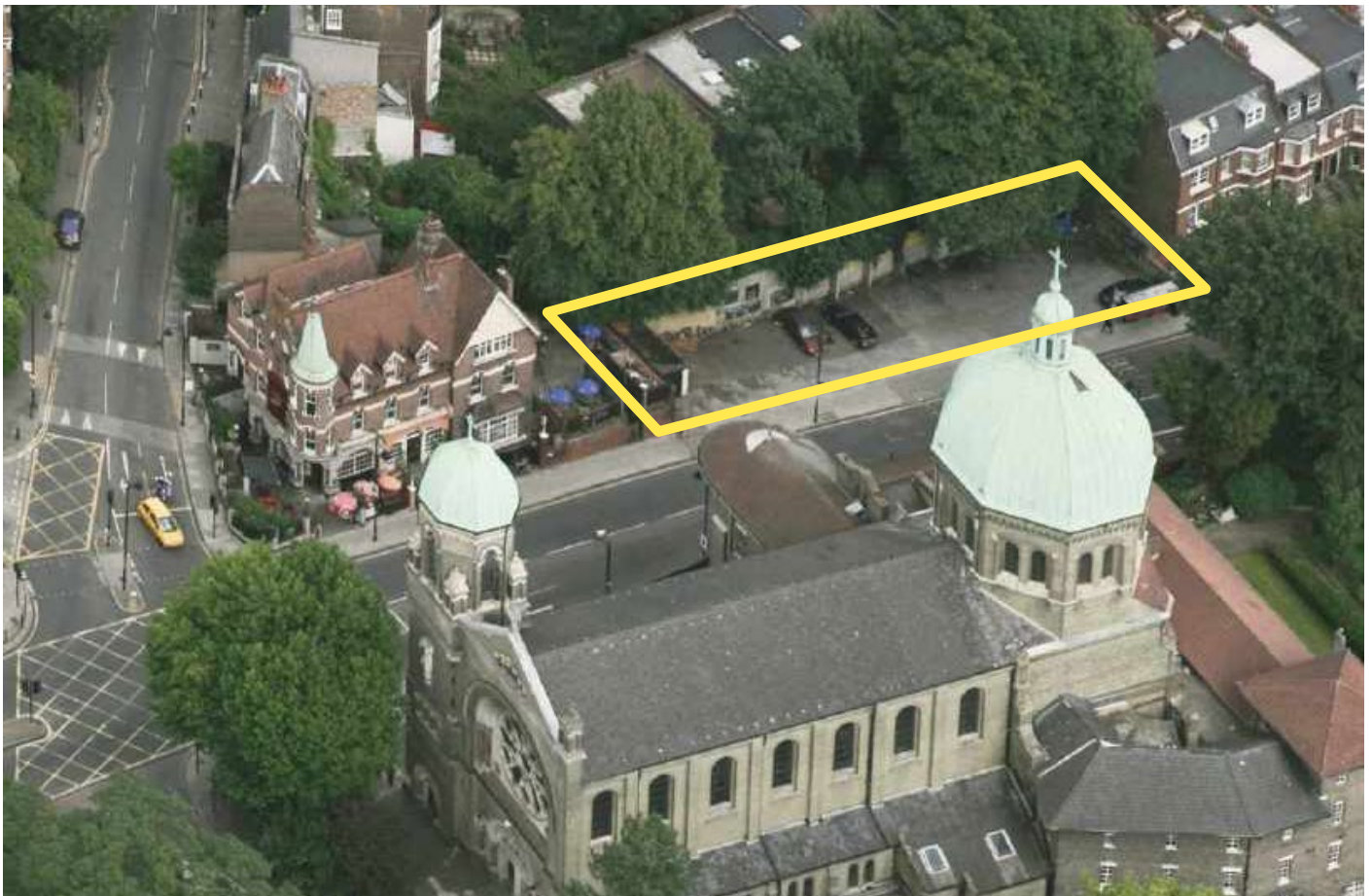


FORMER OLD CROWN CAR PARK

90 Highgate Hill, Highgate, London, N19 5NQ



Executive Summary

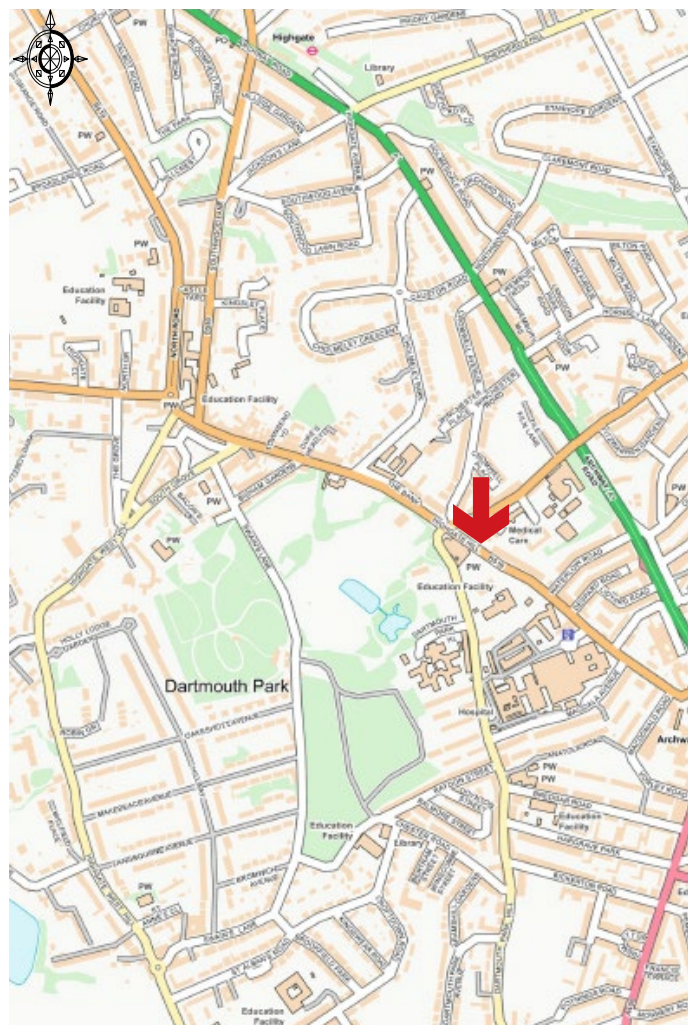
- A development opportunity in Highgate, north London
- The site benefits from a positive pre-planning application response from the London Borough of Islington for a residential scheme on the site
- Situated approximately 0.3 miles (0.5km) north west of Archway London Underground station (northern line)
- For sale freehold with vacant possession

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Description & Location

The site extends to approximately 0.05 hectares (0.12 acres) and is a vacant surface car parking area. The site is rectangular in shape and located in Highgate, North London. Highgate is an affluent area of north London which is characterised by quiet streets, attractive cafés and restaurants.

The site is located on Highgate Hill and the surrounding area is predominantly residential in nature, with Highgate Hill comprising a mixture of residential properties and retail premises with apartments above.

To the west of the site is the former Old Crown Pub and the Grade II* listed St. Joseph's R C Church is to the south across Highgate Hill. To the north and east of the site are two storey residential properties with gardens.

There is an array of public open space within close proximity of the site. Waterlow Park, a 26 acre park which contains a number of ponds and tennis courts is directly opposite the site and backs on to Highgate Cemetery which is one of the "Magnificent Seven" London cemetery's. Hampstead Heath which offers 320 hectares of open space and contains a lido, playgrounds, running track and numerous other amenities is located approximately 0.7 miles (1.1 km) to the west.

The site is very well located for public transport and benefits from a PTAL rating of 6a. It is situated approximately 0.3 miles (0.5km) north west of Archway London Underground station (northern line) In addition, there are numerous bus routes that run along Highgate Hill and Archway Road connecting the site to Crouch End to the north, Holloway to the south, Hampstead to the west and Finsbury Park to the east.

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Planning & Development Potential

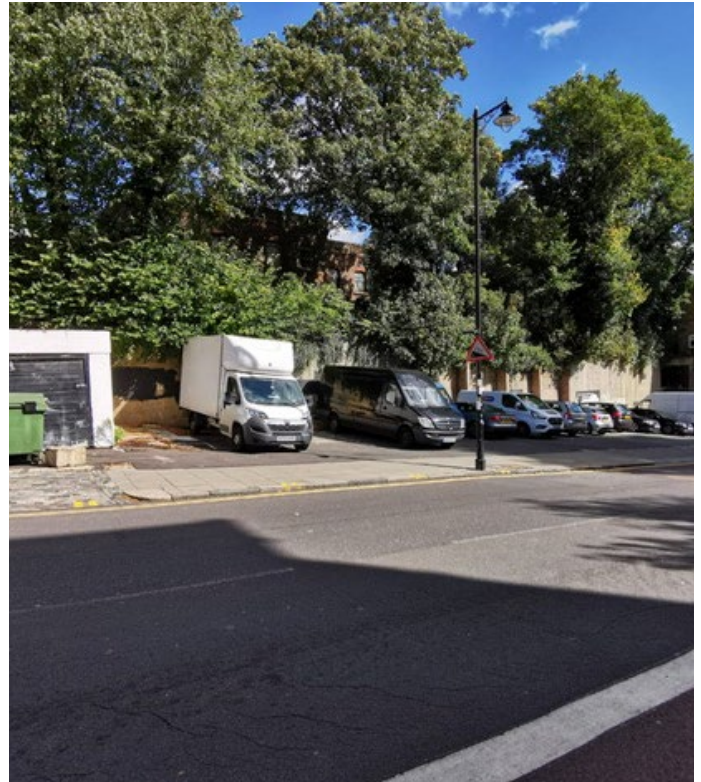
The site is situated within the London Borough of Islington. There are no listed buildings on site, however it is located within the Highgate Hill/Hornsey Lane Conversation Area.

The site benefits from a positive pre-planning application response from the London Borough of Islington for a residential scheme. The pre-application response relates to a scheme designed by the architects Hutchinson & Partners across both the vacant car park, as well as the Old Crown Pub. The car park element of the scheme (the subject site) consists of a series of 6 terraced houses fronting Highgate Hill which comprise 4 x 2 bed and 2 x 3 bed units.

Proposed Accommodation Schedule

Residential Accommodation

HOUSE NUMBER	NUMBER OF BEDROOMS	GIA	
		SQ M	SQ FT
1	3	130	1,401
2	3	111	1,193
3	2	93	999
4	2	106	1,144
5	3	129	1,386
6	3	123	1,321
TOTAL		692	7,444



View of site from south side of Highgate Hill



View of site from north side of Highgate Hill



St. Joseph's R C Church

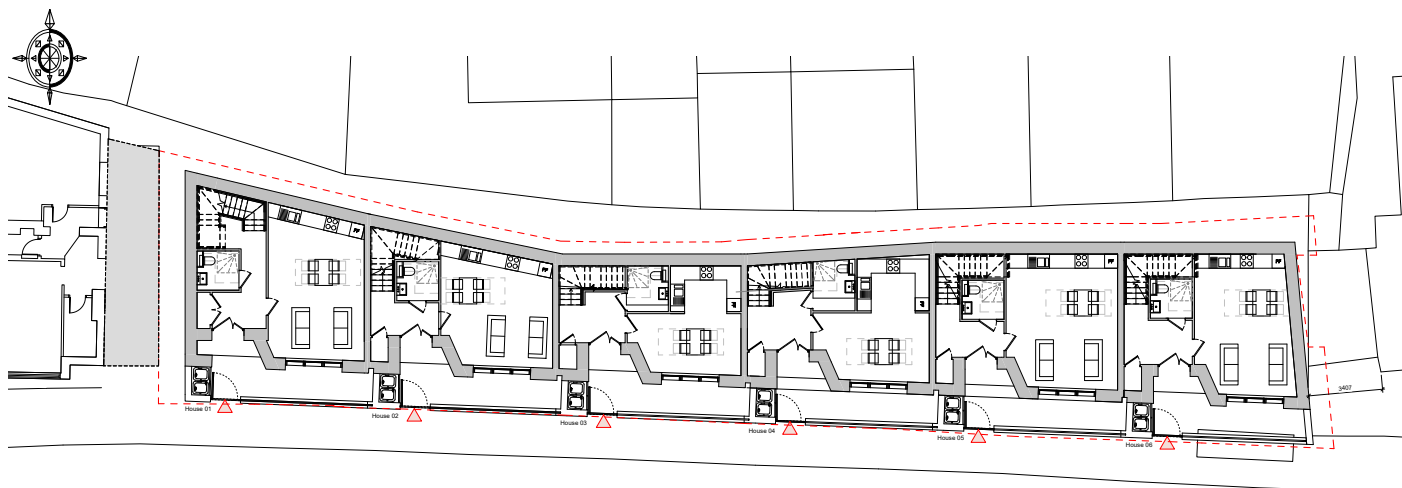
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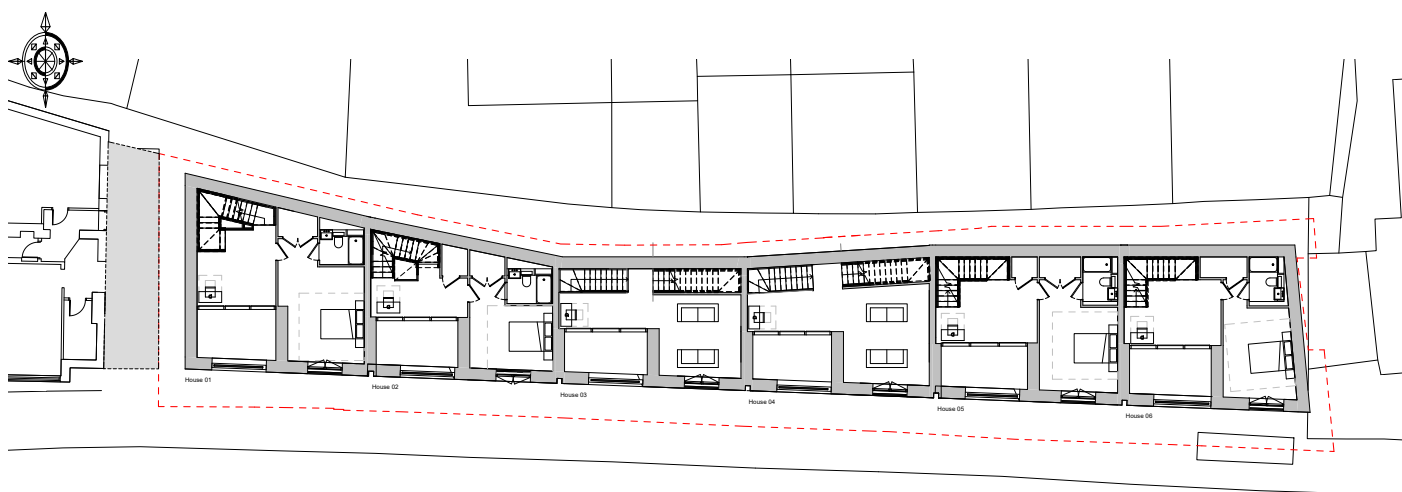
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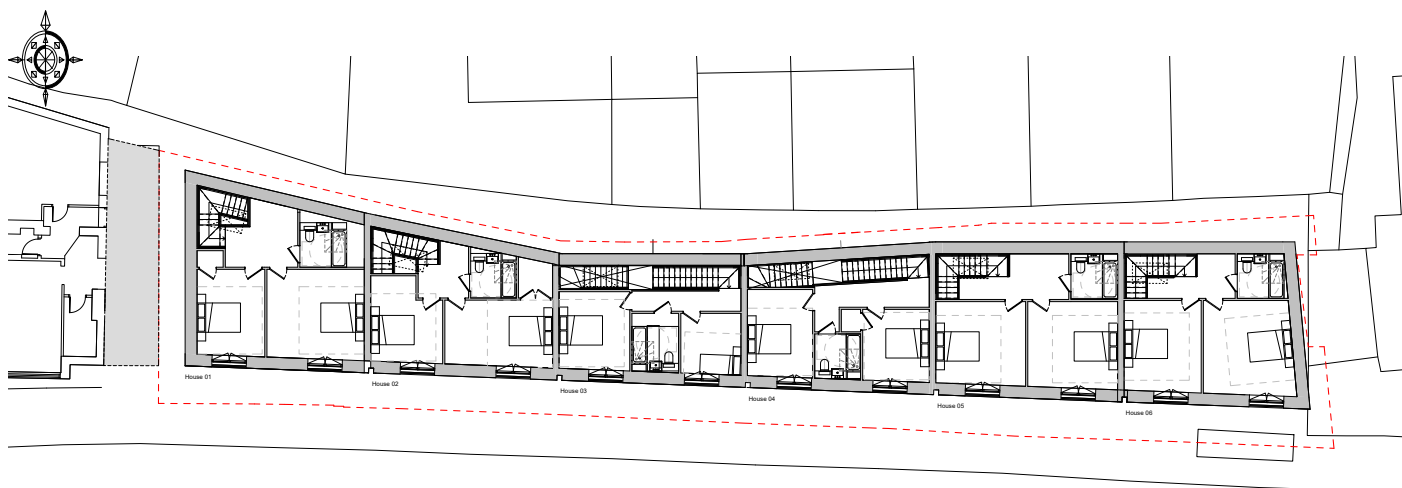
Proposed Floorplans



Proposed Ground Floor Plan (not to scale)



Proposed First Floor Plan (not to scale)



Proposed Second Floor Plan (not to scale)

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Conceptual Scheme CGI Images



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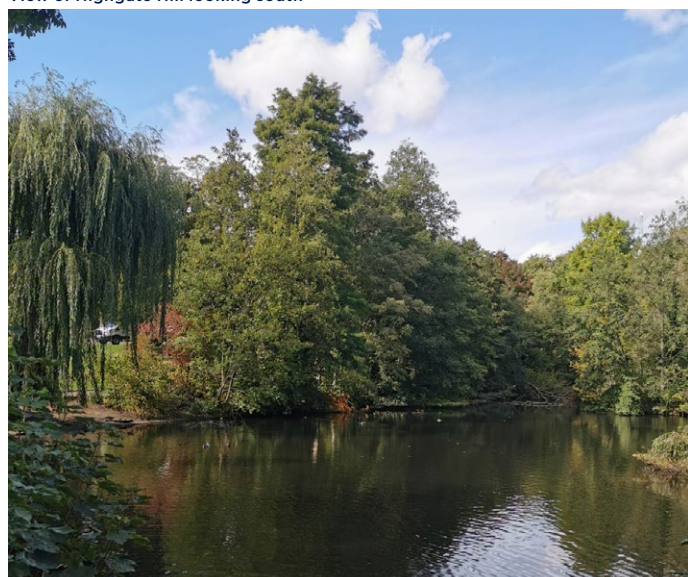




Waterlow Park Gardens



View of Highgate Hill looking south



Waterlow Park

Title & Tenure

The property is for sale freehold with vacant possession.

Method of Sale

The property will be sold by informal tender with a bid deadline to be advertised in due course (unless sold prior).

VAT

The site is elected for VAT.

Viewings

The site can be inspected from Highgate Hill.

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

Further Information

Further information including planning, technical and legal documentation is available at:

<https://sites.savills.com/oldcrownhighgate>

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