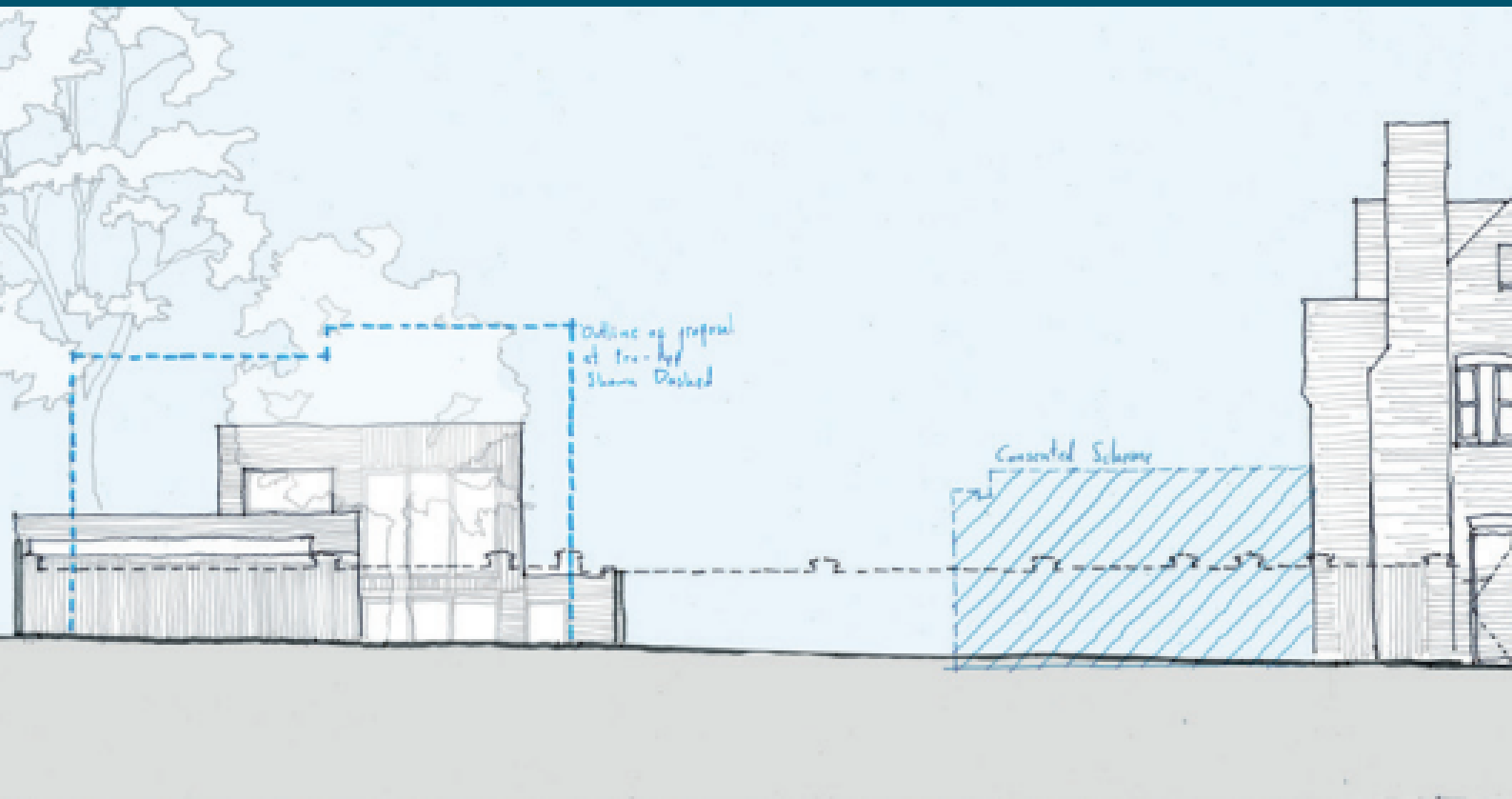


Land on the rear of 46 Priory Road, Hornsey N8 7EX



Development Opportunity

- Planning permission granted for a new one and a half storey single family dwelling house
 - Development comprises of a 2B/3P unit
 - 6 minute walk away from Alexandra Park
 - Proposed Residential GIA- 88 sqm / 947 sqft
 - Hornsey Rail Station 10 minute walk away
 - Offers in excess of £300,000 for the freehold interest
-

Land on the rear of 46 Priory Road, Hornsey N8 7EX

Description

A prime residential development opportunity located to the rear of No. 46 Priory Road, with full planning permission granted for a single two-bedroom (2B/3P) half-storey dwelling. The site benefits from excellent access and is situated in a highly desirable area characterised by strong resale values and consistent buyer demand.

Comparable evidence from similar nearby schemes demonstrates proven market success for developments of this type, supporting the viability and attractiveness of the proposed dwelling.

Location

The area around 46 Priory Road offers excellent local amenities, including Priory Park, independent cafés and shops in Crouch End and Hornsey, good transport links, and nearby schools and health services.

The local schools include St Mary's CE Primary School (0.2 miles), Campsbourne School and Extended Services (0.4 miles) and Highgate Wood Secondary School (0.8 miles).

Residential Proposed Schedule

Unit	Type	Beds	GIA (m2)	GIA (Sqft)
1	House	2B/3P	88	947
Total			88	947

Transport

46 Priory Road is well connected, with Hornsey Rail Station about 10 minutes' walk away, Turnpike Lane Tube Station (Piccadilly Line) around 15 minutes by bus, and several local bus routes running directly along Priory Road.

Access

Available upon request.

Financial Contributions

TBC

Planning Permission

Reference Number: HGY/2023/2945
Erection of a new one and a half storey single family dwellinghouse on the rear garden of No. 46 Priory Road

Further Information

Please contact a member of the team at Highfield Investments for the further information pack which include plans etc.

VAT

VAT is not applicable.

Tenure

Freehold.

Terms

Highfield are inviting offers in excess of £300,000 for the freehold interest.