



**DEVELOPMENT SITE
FOR SALE
LAND ADJACENT TO
1 OLDHILL STREET
STAMFORD HILL
N16 6LA**

Location

The site is located on the west side of Oldhill Street at its junction with Filey Avenue in the Northwold and Cazenove Conservation area within Stamford Hill.

The site benefits from being within 7 minutes walking distance to Stoke Newington Overground station (Zone 2) which connects to Stratford and Highbury and Islington.

The area is abundant with shops, cafes and restaurants concentrated around the station on Stamford Hill.



Accommodation

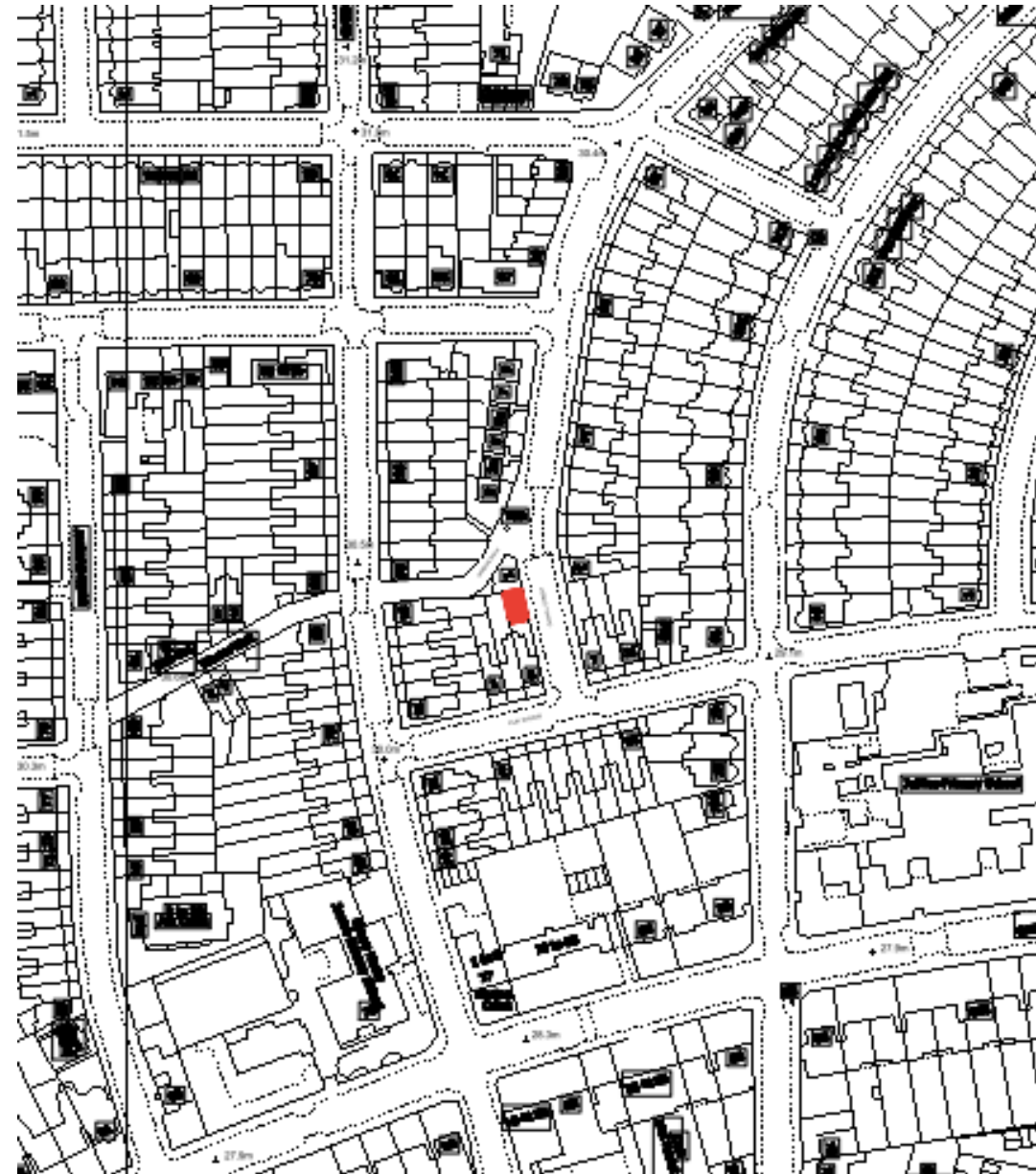
The site comprises of a small plot of land flanked on 3 sides by private residences in a well established residential area.

We understand the site area extends to 542.5 sq.ft. (50.4 sq.m.)

Planning

Planning permission was granted on 7 September 2022 (ref: 2020/3389) for the erection of an innovative two storey new dwelling to form a 1 bedroom, 2 persons house with study over ground and lower ground floors extending to 719 sq.ft. (66.80 sq.m.). The new dwelling will benefit from a lightwell as well as a courtyard garden.

A copy of the planning permission together with supporting documentation is available upon request.



Terms

Tenure

Freehold. The site is to be sold with vacant possession upon completion. Price upon application.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

VAT

We understand that the site is not elected for VAT.

Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. Proof of identity from companies and/or individuals will be required before accepting an offer for any property.

Legal costs

Both parties reasonable legal costs are to be borne by the purchaser.

Services/Utilities

Reference to all/any services, utilities in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by arrangement via sole agents.

