



Highbury and Upper Street (900 metres)

Highbury Fields

Highbury Grove

Boundary line indicative only

# 2 HAMILTON LANE Highbury, London, N5 1SH

Prime North London Development / Investment Opportunity



## EXECUTIVE SUMMARY

- A well located freehold investment / development opportunity in Highbury, North London
- A self contained 0.15 hectare (0.37 acre) site which consists of a vacant part-single, part-two storey building extending to 713 sq m (7,676 sq ft) GIA, with car parking spaces
- The property is recognised in the London Borough of Islington's new draft local plan site allocations (Reference OIS7) as suitable for a mixture of commercial and residential development
- Of interest to developers, investors and owner-occupiers. Suitable for redevelopment for a number of uses, subject to the necessary permissions.
- Situated in a popular mixed residential, retail and commercial area in Highbury
- 650 metres south east of Arsenal London Underground station (Piccadilly line) and 900 metres north of Highbury and Islington London Underground (Victoria line), Overground and National Rail station
- Unconditional offers sought for the freehold interest with vacant possession



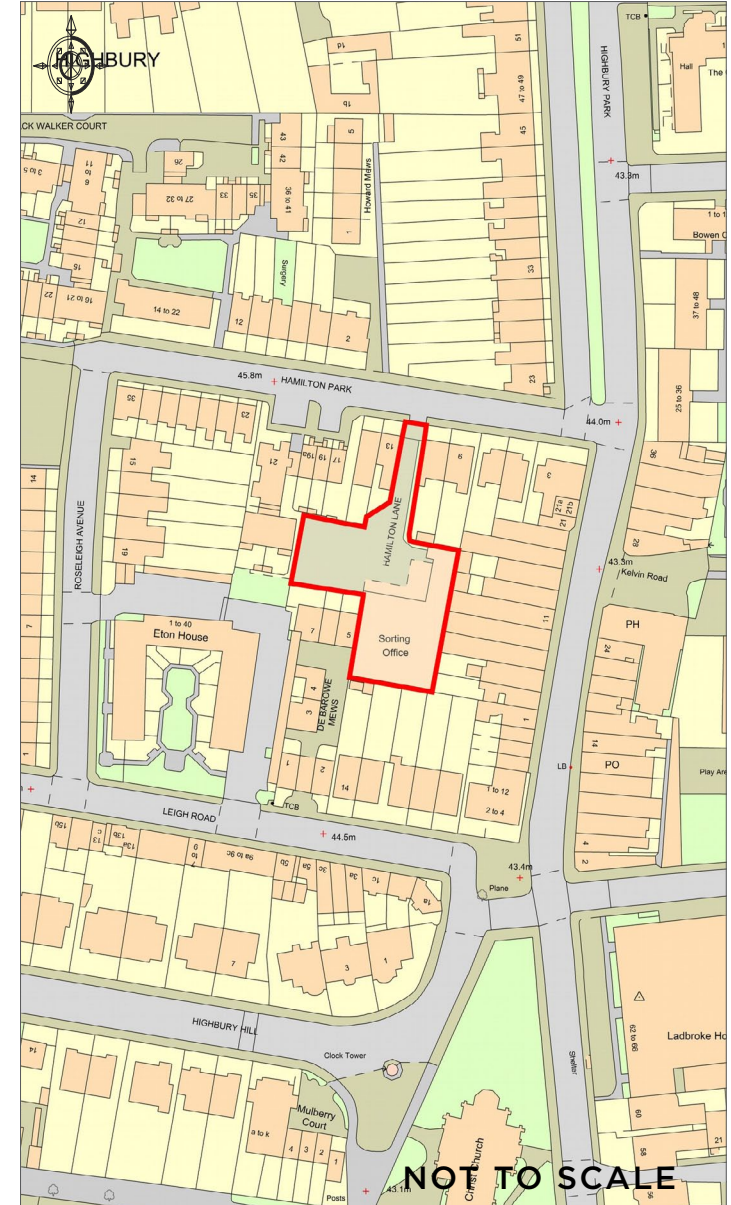
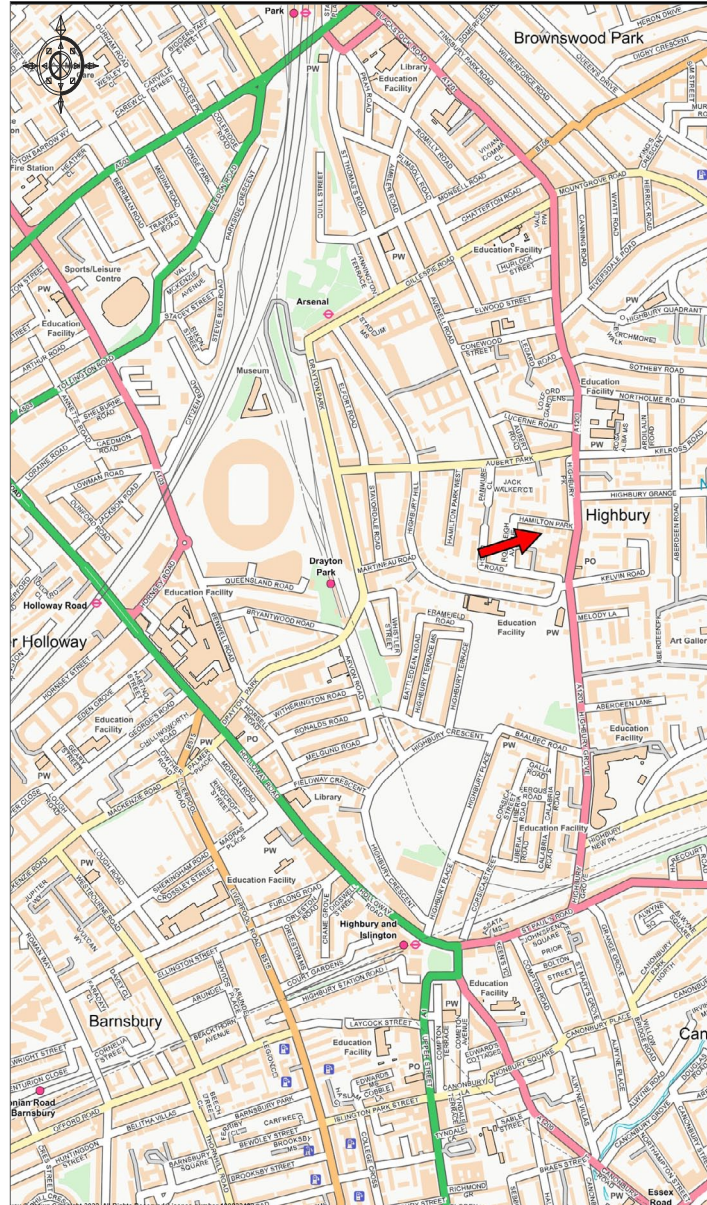
## SITE AND LOCATION

The site is approximately 0.15 hectares (0.37 acres) in size and is occupied by a part-one and part-two storey building previously used as a mail delivery/ sorting office. The property extends to approximately 713 sq. m (7,670 sq. ft) GIA and comprises a warehouse-type building with ancillary accommodation.

Highbury is an attractive and well-known residential area bounded by Stoke Newington to the east, Finsbury Park to the north, Holloway to the west and Canonbury to the south.

Highbury Grove, less than 100 metres from the site, has a number of local shops, restaurants and popular pubs. Extensive retail and leisure facilities can be found at Upper Street, approximately 950 meters to the south-west. The site is 200 metres from Highbury Fields which provides, a large park, sports facilities, and a children's play space.

The site has excellent transport links with Highbury & Islington station situated 900 meters to the south west. This station provides access to, Victoria, London Overground and National Rail lines with direct services to King's Cross St Pancras (3 minutes), Oxford Circus (7 minutes), Moorgate (9 minutes) and Hampstead Heath (13 minutes). Arsenal Underground station is approximately 650 metres to the north-west and provides access to the Piccadilly Line. Multiple bus services are also available, with the closest stop being situated 50 metres east of the site.



## PLANNING

The site is located within the London Borough of Islington and is not statutorily or locally listed. The site is located within the Highbury Fields Conservation Area. The existing use of the property is a vacant sui generis Royal Mail Delivery Office. The site and property could be suitable for a variety of uses, subject to the necessary consents.

## REFUSED PLANNING APPLICATION

A planning application (Planning ref P2017/3805/FUL) was submitted to the London Borough of Islington in September 2017 for:

“Demolition of the former Royal Mail Delivery Office building and redevelopment of the site to provide 9no. residential units (Use Class C3) comprising 2 no. 2 bedroom units and 7 no. 3 bedroom units with associated parking, bins and cycle storage. Vehicle and pedestrian access is provided from Hamilton Park.”

The planning application was refused due to the loss of business and employment floorspace, and it was considered that the three storey elements of the scheme were unacceptable due to their impact on the Highbury Fields Conservation Area. A Planning Inspector upheld these reasons for refusal at appeal in November 2018.

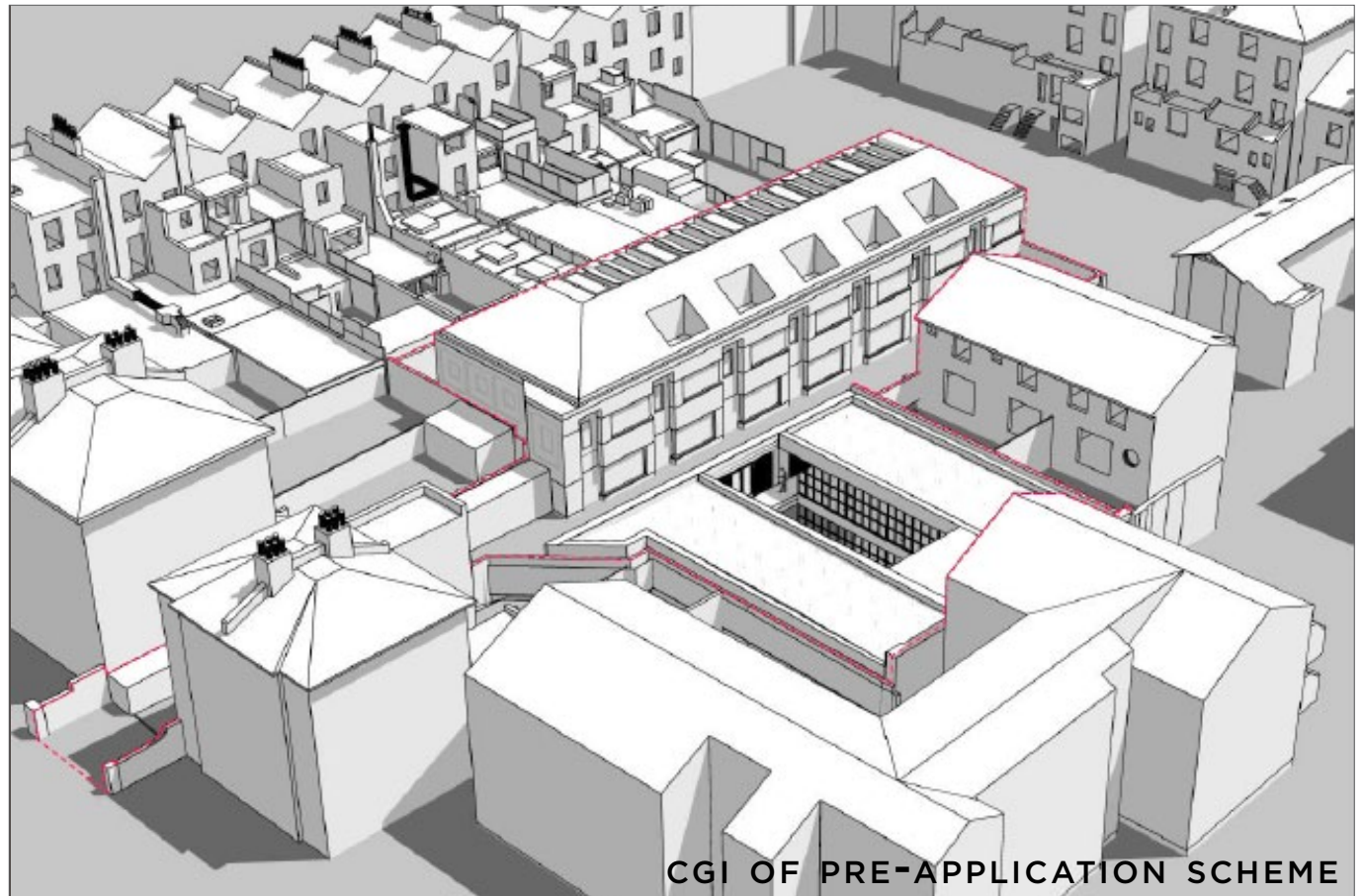
## SITE ALLOCATION

The site is recognised (ref OIS7) as a site allocation in the Reg 19 Site Allocations Plan, forming part of the new emerging local plan. The site allocation confirms that where a scheme includes the retention and re-provision of business floorspace then an element of residential use may be acceptable.

## PRE-APPLICATION

In August 2021, a pre-planning design application was submitted. The proposal was to demolish the existing building and reinstate a mixed use historical mews arrangement on site, with residential to the left of the site and commercial to the right. The residential building would consist of 7 new family style mews houses, with a mix of 2,3 and 4 bedroom houses. The proposed

commercial space was 7 private work Class E studios, each being approximately 60 sqm. The scheme and the Local Authority's written response are available on the dataroom.





## METHOD OF SALE & TENURE

Unconditional offers are sought for the freehold interest with vacant possession. The property will be sold by way of informal tender (unless sold prior).

## VAT

Offers should be made exclusive of VAT.

## EPC

The property has an EPC rating of D.

## FURTHER INFORMATION

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

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

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