

# LAND ADJACENT JACK STRAW'S CASTLE, NORTH END WAY

HAMPSTEAD, LONDON NW3 7ES



NORTH LONDON CONSENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY

savills

  
ESTATE OFFICE  
PROPERTY CONSULTANTS



## KEY HIGHLIGHTS

- A consented residential development opportunity located adjacent Hampstead Heath and Jack Straw's Castle
- A 0.02 acre cleared site previously in use as a car park
- Situated approximately 0.6 km (0.4 miles) north of Hampstead London Underground station (Northern line) and 1.4 km (0.9 miles) north west of Hampstead Heath Overground station
- Planning consent granted at appeal (Ref: APP/X5210/W/20/3261840 and APP/X5210/Y/20/3261841) for the erection of two three-storey houses adjacent to Jack Straw's Castle
- The scheme comprises:
  - 2 x 4 bedroom houses totalling 269.79 sq m (2,904 sq ft) GIA
- Long leasehold interest for sale with vacant possession

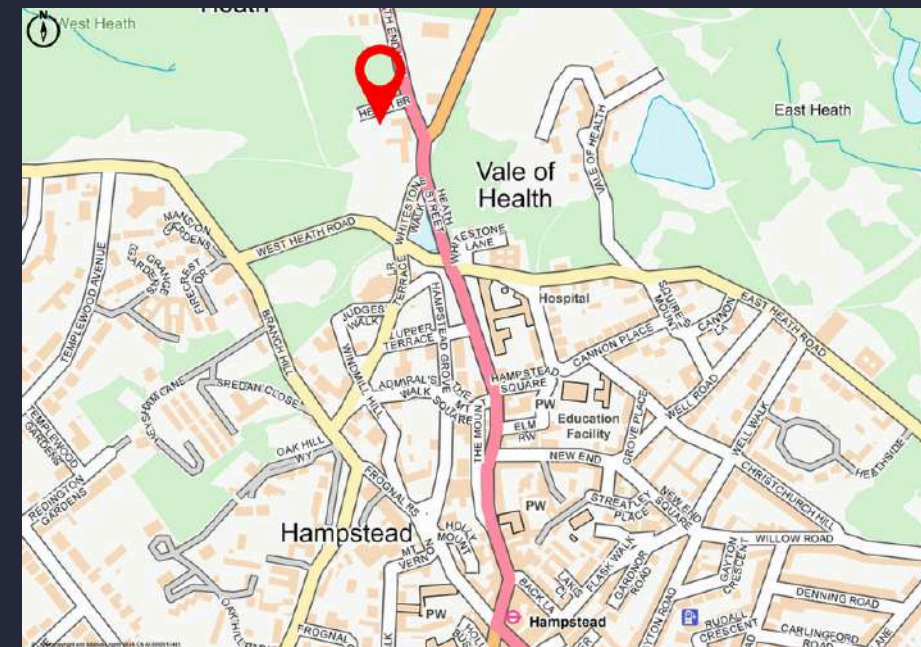
## LOCATION

The site is located on the western side of North End Way adjacent to Hampstead Heath. Hampstead Heath is one of the largest areas of public open space in London totalling 790 acres and provides striking views across the city.

The site is approximately 0.65 km (0.4 miles) north of Hampstead London Underground Station (Northern line) providing direct services into King's Cross, the West End and City of London. It also benefits from Hampstead Heath Overground Station which is approximately 1.4 km (0.9 miles) south east. In addition, Hampstead Village, a quaint traditional English village offering an array of boutique shops and artisanal cafés is approximately 0.5 km (0.3 miles) south of the site.

## SITE DESCRIPTION

The site is approximately 0.02 acres in size and comprises a former car park which is vacant and partially hoarded. The southern side of the site adjoins Jack Straw's Castle, a Grade II listed former pub building which was converted into residential apartments around 20 years ago. To the west of the site is the Jack Straw's Car Park, and to the north and east is Hampstead Heath.



NOTE:- REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. © B CROWN COPYRIGHT LICENCE NUMBER 100024244 SAVILLS (UK) LTD. PUBLISHED FOR THE PURPOSES OF IDENTIFICATION ONLY AND ALTHOUGH BELIEVED TO CORRECT ACCURACY IS NOT GUARANTEED. NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.



CGI of consented scheme

## PLANNING

The site is situated within the jurisdiction of the London Borough of Camden. The site is located within the Hampstead Conservation Area and sits adjacent to the Grade II listed Jack Straws Castle Public House.

The site benefits from planning permission granted under two appeals on the 17th May 2021 (Ref: APP/X5210/W/20/3261840 and APP/X5210/Y/20/3261841):

- *“Erection of two three-storey (plus basement) dwellinghouses on rear part of car park as a side extension to Jack Straw’s Castle plus associated underpinning of adjacent basement”*
- *“Listed building consent for underpinning of adjacent existing basement”*

The vendor will provide proof that the consent has been implemented.

## ACCOMMODATION SCHEDULE

Unit	GIA (SQ M)	GIA (SQ FT)
House 1	139.82	1,505
House 2	129.97	1,399
<b>Total</b>	<b>269.79</b>	<b>2,904</b>

## SECTION 106

The planning application is subject to the following index linked Section 106 contributions.

Financial Contribution	Sum
Affordable Housing Contribution	£84,000
Construction Management Plan Bond	£15,000
Construction Management Plan Implementation Support Contribution	£3,136
Highways Contribution	£20,799
<b>Total</b>	<b>£122,935</b>

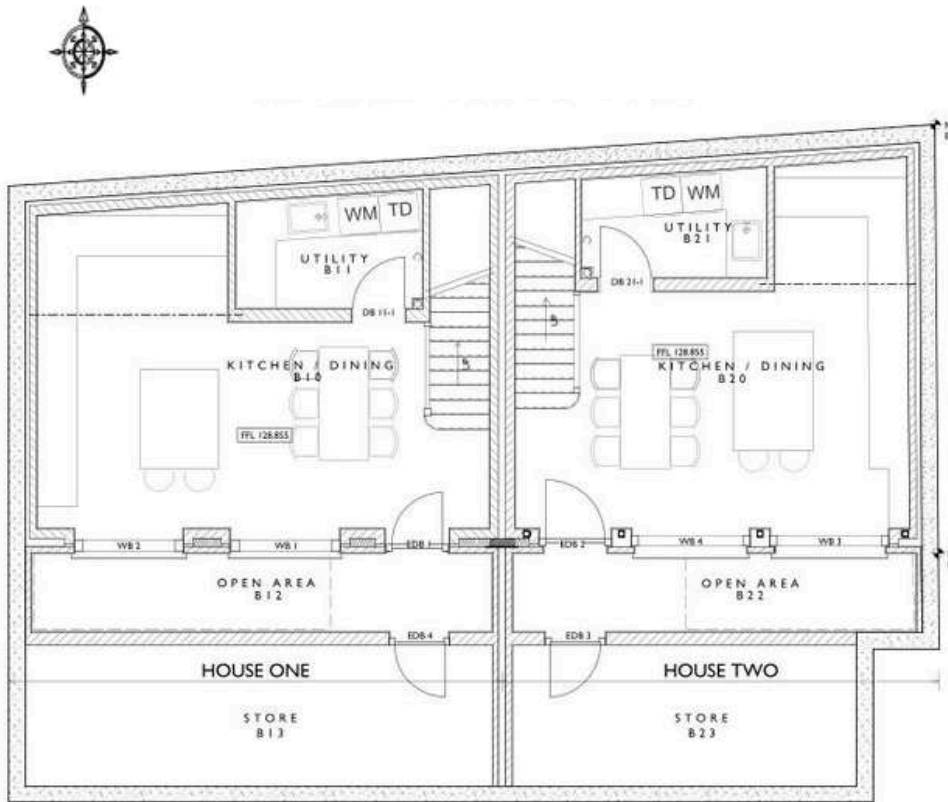
## CIL

The development will be subject to CIL at the prevailing rates. The Mayoral and Borough CIL rates are set out below:

Mayoral CIL	Borough CIL
£80 / sq m	£500 / sq m

# CONSENTED FLOOR PLANS

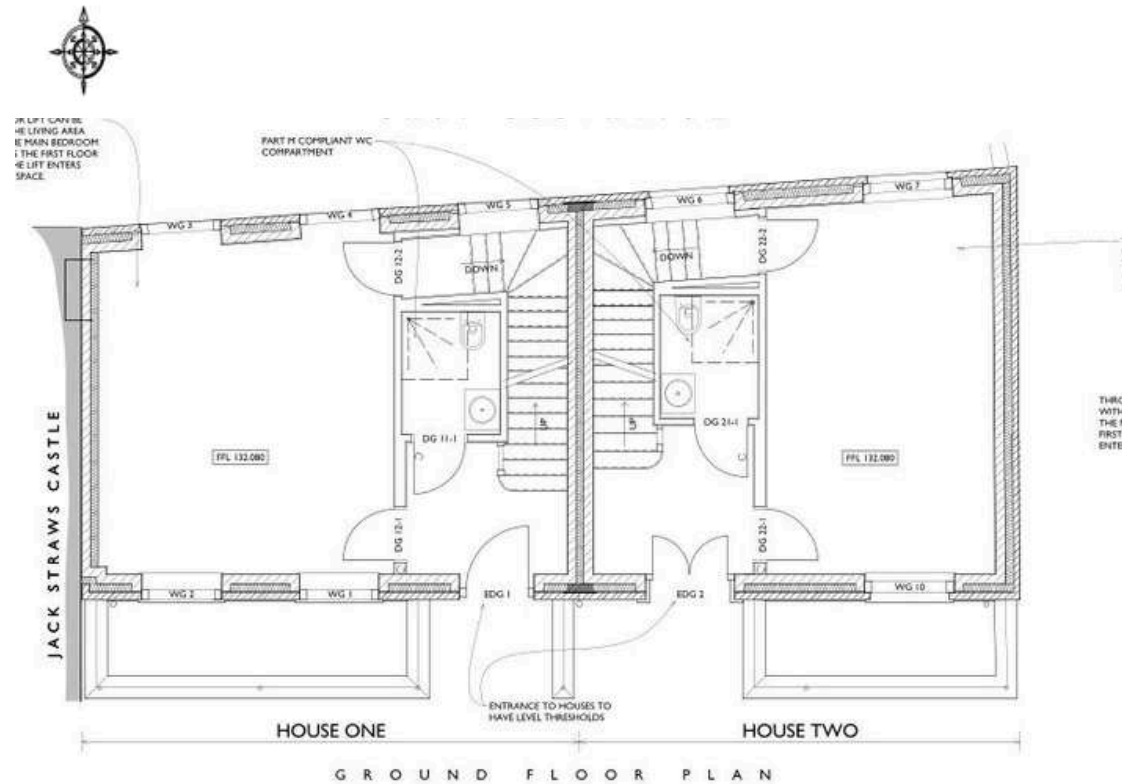
## BASEMENT FLOOR



BASEMENT

Not to Scale

## GROUND FLOOR

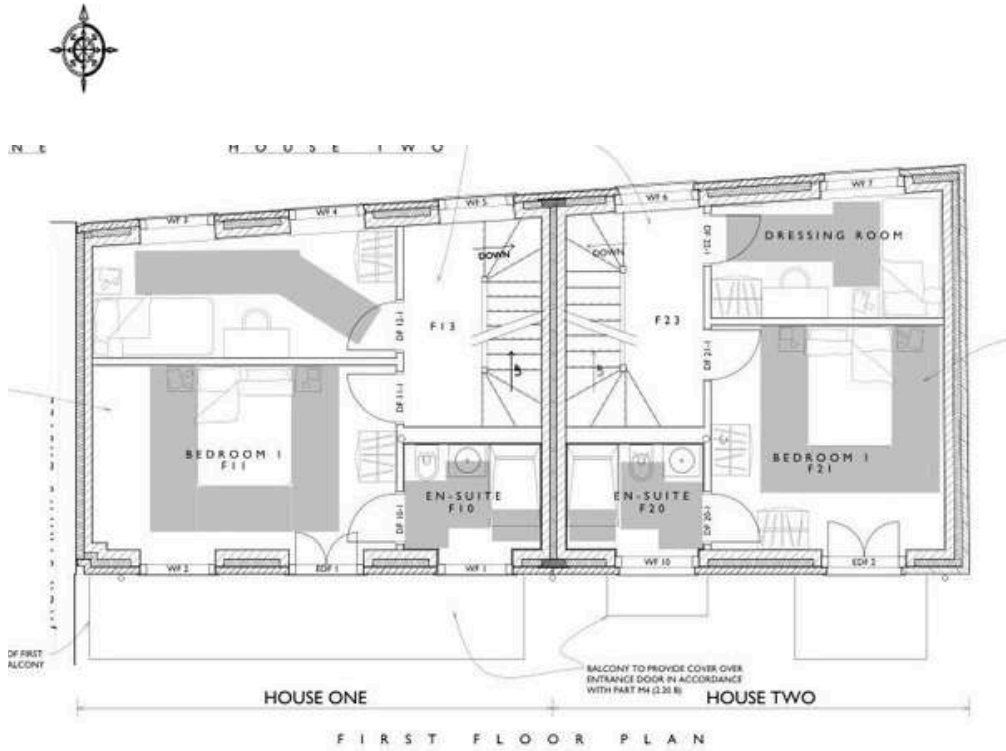


GROUND FLOOR PLAN

Not to Scale

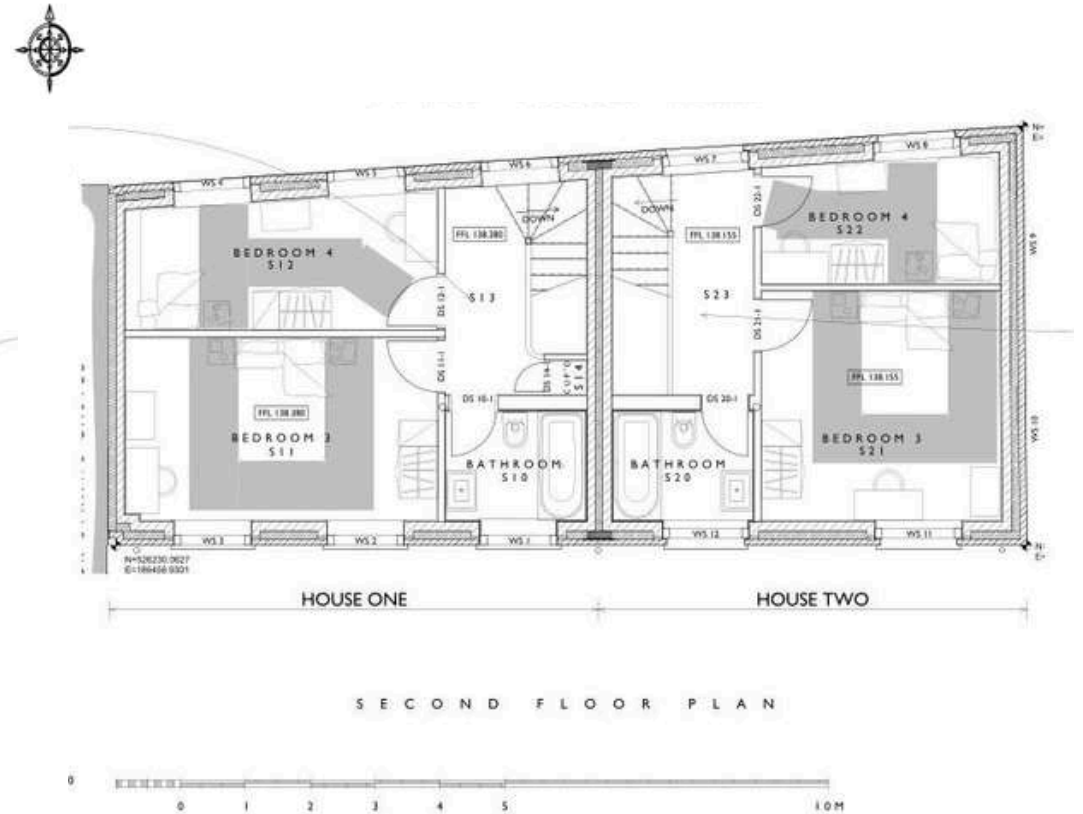
# CONSENTED FLOOR PLANS

## FIRST FLOOR



Not to Scale

## SECOND FLOOR



Not to Scale



## TITLE & TENURE

The long leasehold interest in the site is for sale and it will be sold with vacant possession.

## VAT

We understand that the property is not elected for VAT.

## METHOD OF SALE

The site will be sold by way of informal tender.

## FURTHER INFORMATION

Further information including planning, technical and legal documentation is available on the online dataroom at:

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

## VIEWINGS

The site can be viewed from the public highway.

## IDENTITY CHECKS/AML

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

The Money Laundering Regulations require us to conduct checks upon all purchasers.

Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## CONTACT

For further information please contact:

### Savills

**Darren Arnold**  
darnold@savills.com  
020 7409 9926

### Estate Office

**Freddie Gershinson**  
f.gershinson@estate-office.com  
020 7266 8525

**Hugh Bushell**  
hbushell@savills.com  
020 7075 2860

**Jacob Granger**  
j.granger@estate-office.com  
020 7266 8525



### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | May 2024