

# Nice Place, 16 Compton Avenue, London **N6**

Freehold development opportunity.





Red line is indicative only.

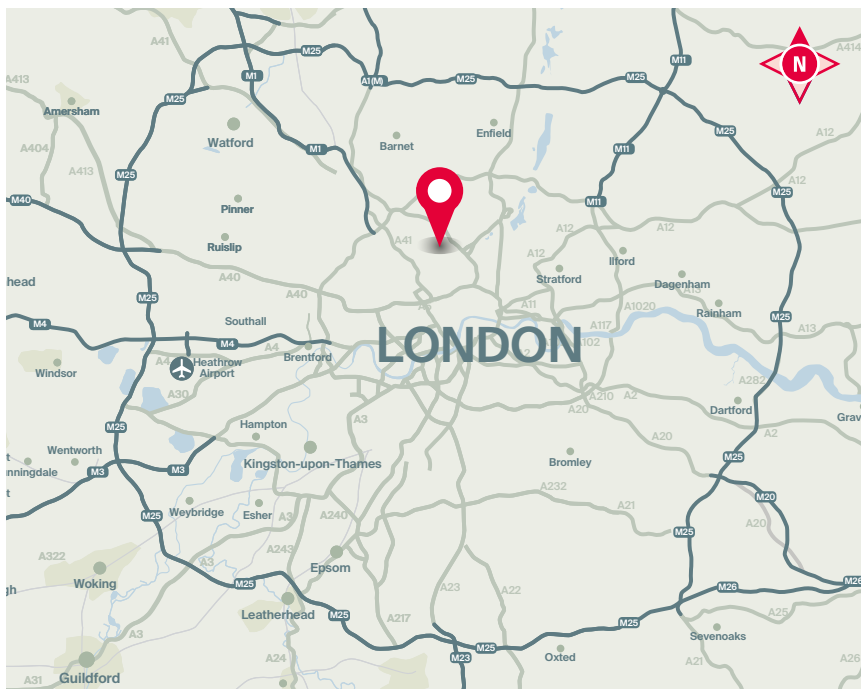




# The opportunity.

## Nice Place, 16 Compton Avenue, London N6

- Freehold development opportunity located close to Hampstead Heath
- Private location at the end of a barrier controlled cul-de-sac
- Full planning permission granted for a new 6 bedroom detached house extending to 18,111 sq ft GIA and a separate art studio pavilion
- An extended basement will provide underground car parking and leisure facilities including a cinema, gym and swimming pool
- Planning application submitted for an alternative enhanced scheme with increased width, depth and height and a double basement
- Site extends to c.0.89 acres (0.36 hectares)



**“Highgate is a suburban area of north London at the north-eastern corner of Hampstead Heath.”**

## Location

Nice Place is located in Highgate within the London Borough of Haringey. It sits at the northern end of Compton Avenue, a prestigious private cul-de-sac with barrier controlled access from Hampstead Lane. The green open space of Hampstead Heath is a 3 minute walk to the south of the property and the shops, bars and restaurants of Highgate are a 15 minute walk to east.

The site is bordered by Far End, a detached house, to the south, the gardens of houses on Courtney Avenue to the west and Highgate Golf Course to the north, which is a member's only club. The surrounding area is predominantly residential in nature comprising mainly of large detached houses with generous gardens in a mixture of architectural styles, typically 2 to 3 storeys in height.

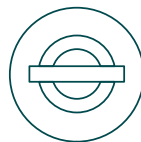
The site sits within Highgate Conservation Area (the Bishops Sub Area). It is not located near to any statutorily listed buildings.

## Transport

The site benefits from close proximity to numerous bus stops along Hampstead Lane with a range of services providing links across London.

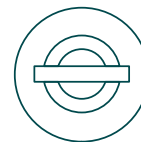
Highgate Underground Station (Northern Line) lies c.1.2 miles to the east and Golders Green Underground Station (Northern Line) sits c.1.7 miles to the west. Hampstead Heath Rail and Overground Station is situated c.1.5 miles to the south.

The A1 is a 6 minute drive to the north providing access to the M1 and beyond.



**1.2 miles**

Highgate  
Underground Station



**1.7 miles**

Golders Green  
Underground Station



**1.5 miles**

Hampstead Heath  
Station



**6 mins**

A1



# Description

The site extends to approximately c.0.89 acres (0.36 hectares) and occupies a quiet position at the end of a private cul-de-sac.

It currently comprises a large detached house extending to 11,840 sq ft (1,100 sq m) with 17 bedrooms and 24 habitable rooms plus ancillary facilities. There is a large garden to the rear containing 5 outbuildings. The largest of these is a single storey building that originally contained a swimming pool but has since been turned into ancillary accommodation.

The existing buildings are in extremely poor condition and are currently uninhabitable. The property has been vacant since January 2010.



Front of existing building from Compton Avenue



Existing outbuildings in rear garden



Rear of existing building from the garden



# Planning

The site was granted full planning permission in September 2014 (Ref HGY/2014/1901) for ‘Demolition of Nice Place including garden pavilion and other out buildings and erection of replacement dwelling with a basement and two new garden pavilions with associated hard and soft landscaping works.’

A Certificate of Lawfulness dated August 2017 (Ref HGY/2017/2442) confirms that the planning permission was implemented by way of an area of piling to 1 metre in depth being filled and left ready for piling contractors. Furthermore, all of the relevant pre-commencement conditions were discharged during 2017.

This planning permission was an amendment to a previous planning application (Ref HGY/2011/1037) which included both Nice Place and the adjacent property, Far End, as a single development plot.

# Consented scheme

The permitted scheme will replace the poor quality existing buildings with an exceptional new 6 bed house with extensive living space and an artist studio pavilion in the garden to the rear. The footprint of the existing building will be extended and additional accommodation created within the roof space. A new single storey basement extension will provide staff accommodation, car parking and leisure facilities including a cinema, gym and swimming pool.

There will be car parking for 3 vehicles at the front of the house on the proposed driveway as well as underground parking for 4 vehicles in the proposed basement accessed via a car lift.

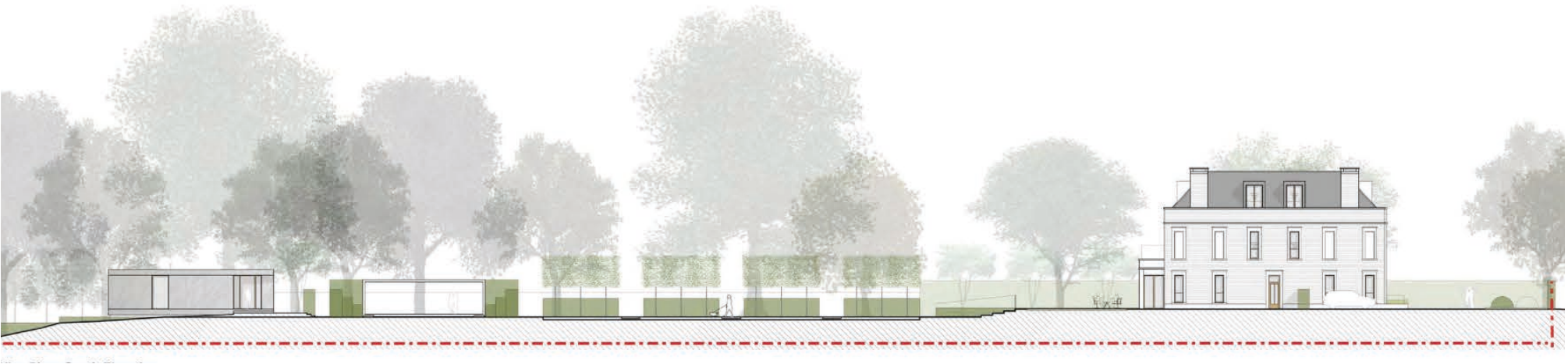
Floor	House (GIA)		Studio Pavilion (GIA)	
	sq m	sq ft	sq m	sq ft
Basement	820.9	8,836	-	-
Ground	338.6	3,645	127.3	1,370
First	303.8	3,270	-	-
Second	219.3	2,361	-	-
Total	1,682.6	18,111	127.3	1,370

Permitted scheme accommodation schedule.

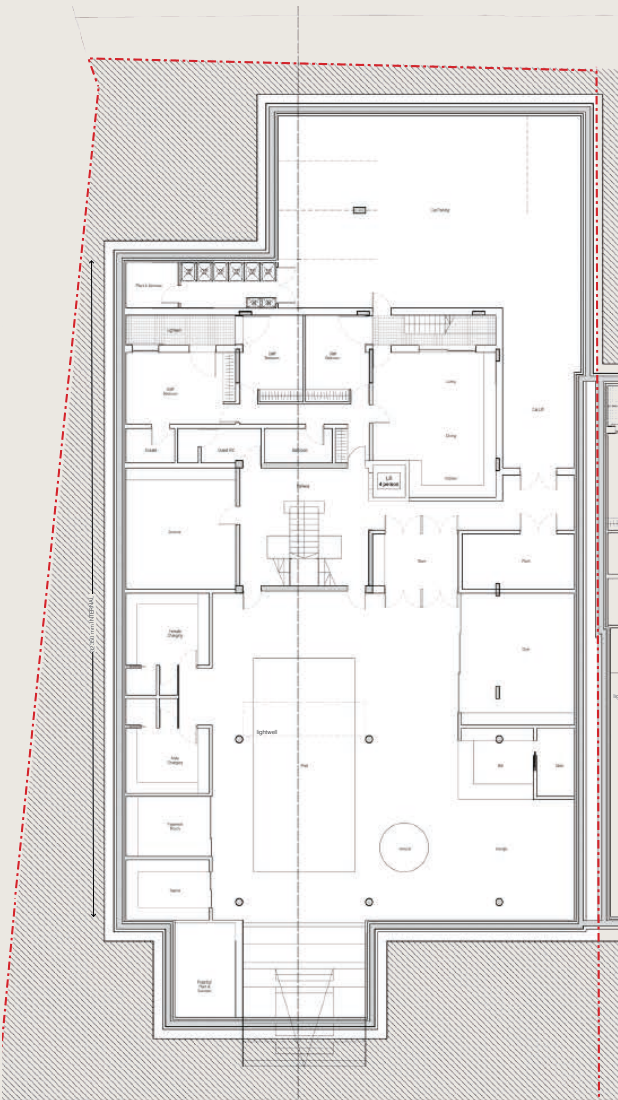
We understand that none of the trees on the site are subject to a Tree Preservation Order (TPO). However, there are a number of trees and root protection areas that the planning permission takes into account.

The development has been sensitively designed around the concept of the ‘Rural Villa’ that defines the surrounding area in order to make a positive contribution to the Highgate Conservation Area.

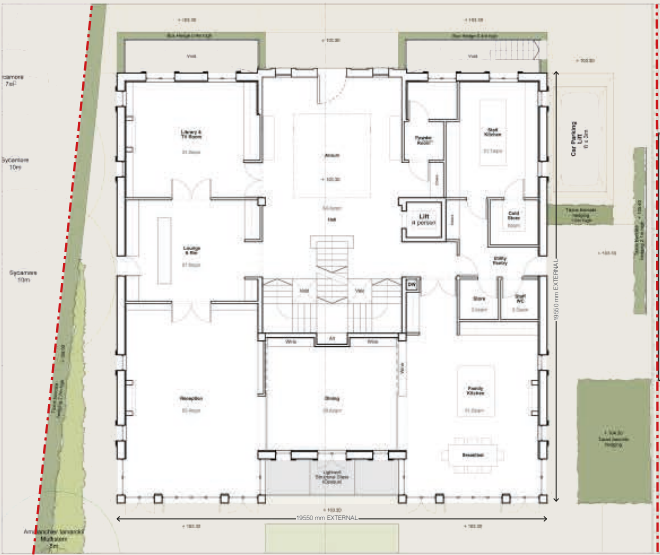
## Proposed South Elevation



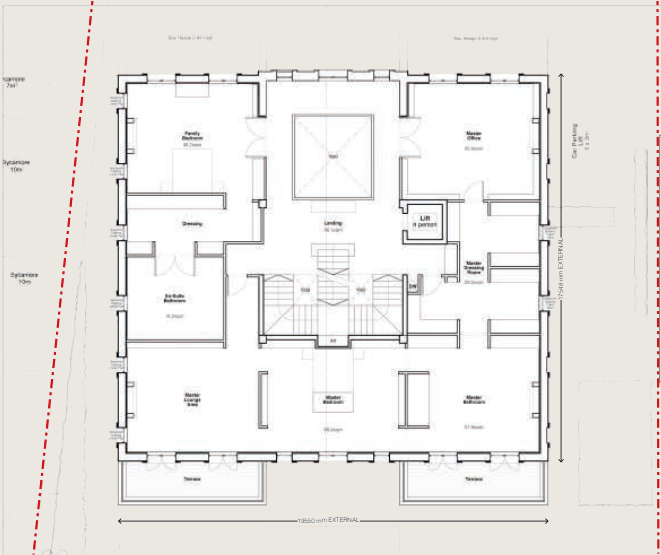
# Consented floor plans



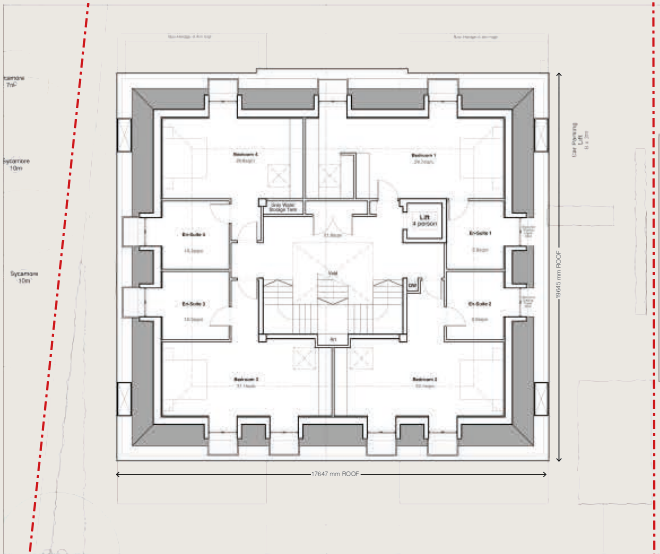
Lower Ground Floor Plan



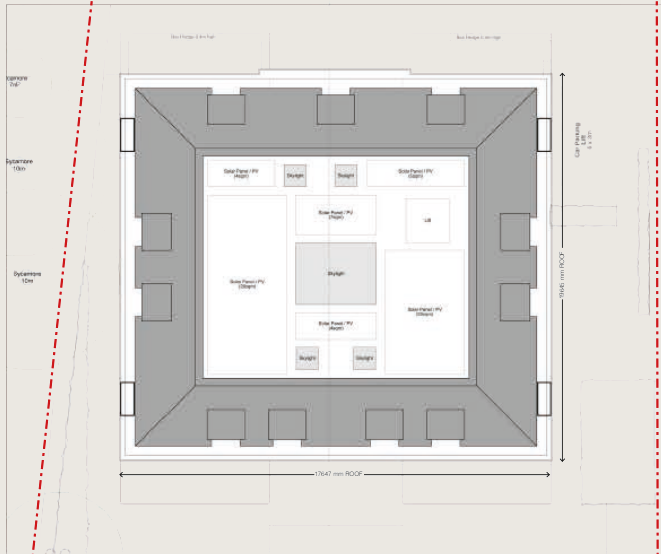
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

# Enhanced scheme

The vendor submitted a planning application for an enhanced scheme in May 2020. The key alterations include increased width, depth and height of the proposed building as well as the creation of a second basement.

Prior to the application, the vendor attended two pre-application meetings with the Council who verbally agreed to these amendments in principle. The only topic of debate was the design of the proposed portico at the front of the building.

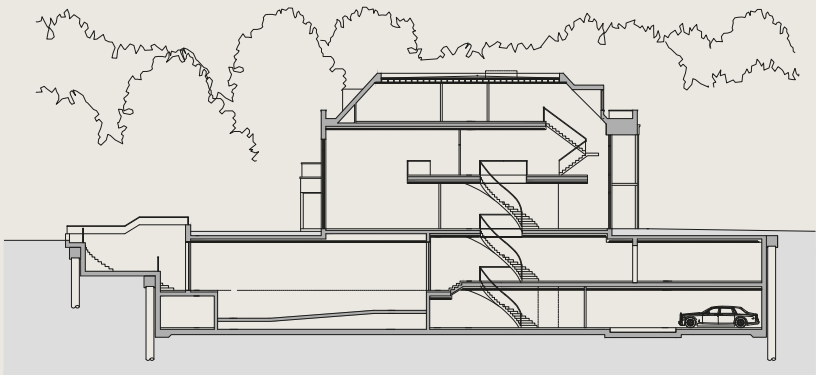
The enhanced scheme would provide an additional 13,326 sq ft of accommodation, of which 2,748 sq ft would be at ground floor level or above.

# Enhanced scheme accommodation schedule

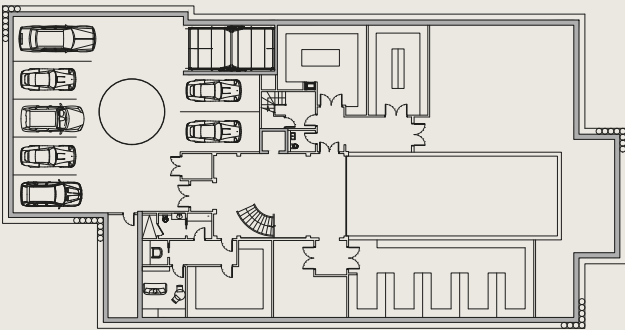
Floor	House (GIA)		Studio Pavilion (GIA)	
	sq m	sq ft	sq m	sq ft
Second	269.8	2,904	-	-
First	350.3	3,771	-	-
Ground	496.9	5,349	127.3	1,370
Lower Ground -1	881.4	9,487	-	-
Lower Ground -2	922.2	9,926	-	-
<b>Total</b>	<b>2,920.6</b>	<b>31,437</b>	<b>127.3</b>	<b>1,370</b>



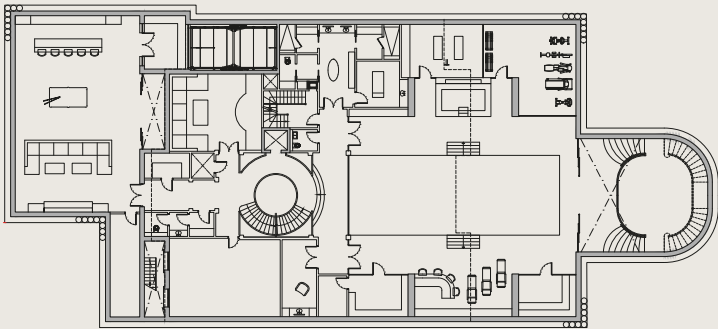
# Enhanced scheme floor plans



Proposed section of enhanced scheme

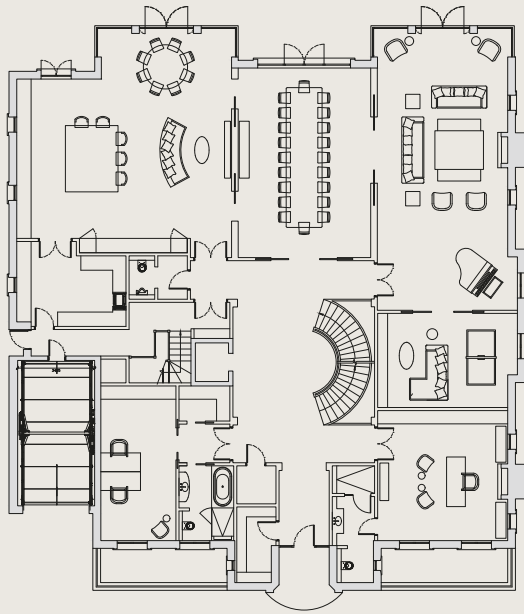


Proposed lower ground 2

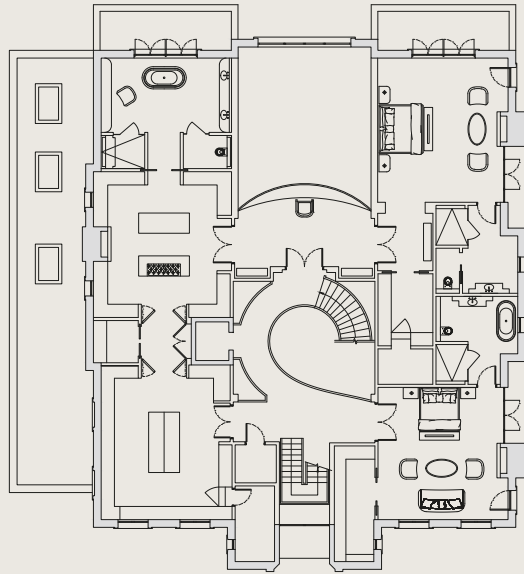


Proposed lower ground 1

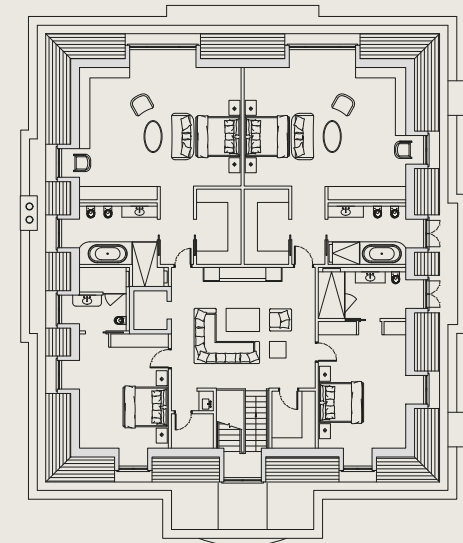




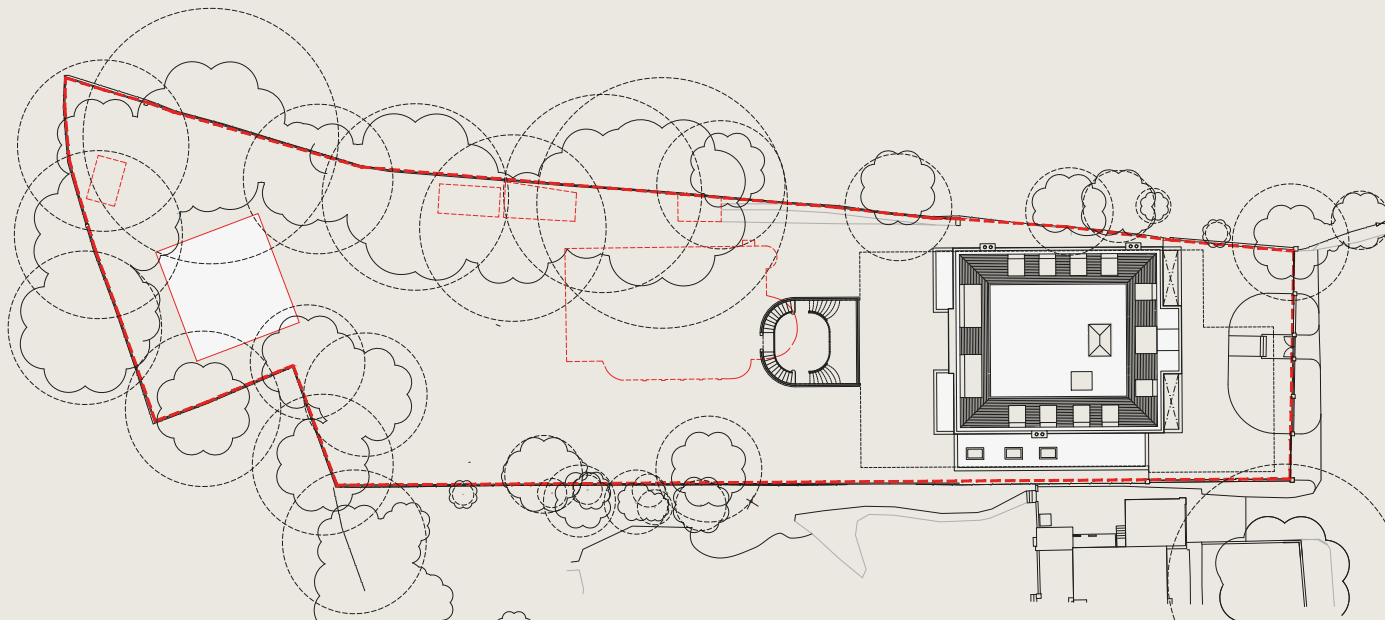
Proposed ground floor



Proposed first floor



Proposed second floor



Proposed site plan of enhanced scheme

### Key

- Existing Buildings / Structures Shown To Be Demolished In Previously Approved Application(s)
- Trees To Be Retained & Protected  
As Agreed In Previously Approved Application(s)  
Ref: HGY/2014/1901 & HGY/2017/1616
- Normative Root Protection Areas



## Design concept

The design concepts for both the consented scheme and the enhanced proposed scheme are envisaged to be of exceptional quality resulting in the creation of luxury residential accommodation.

The adjacent images are indicative of the standard of the proposed specification.







## Legal title and tenure

The property is held freehold. All pertinent information is available on the dedicated website. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

## Services

It is our understanding that mains, water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the proposed development.

## Viewings

Inspections must be arranged strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## VAT

We understand that the property has not been elected for VAT.

## Method of sale

The property is for sale by private treaty via informal tender.

## Further information

For further information please visit our dedicated website:

**<https://www.land.knightfrank.com/view/NicePlace>**

Password – **Compton** (case sensitive).

## Debt advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster to secure optimal lending terms.

For more information, please contact Lisa Attenborough,  
**[lisa.attenborough@knightfrank.com](mailto:lisa.attenborough@knightfrank.com)**  
 020 3909 6846





# Contact us.

**James Simpson**  
Partner, Head of St John's Wood Office  
020 7483 8346  
[james.simpson@knightfrank.com](mailto:james.simpson@knightfrank.com)

**Craig Draper**  
Partner, Head of Hampstead Office  
020 7317 7955  
[craig.draper@knightfrank.com](mailto:craig.draper@knightfrank.com)

**Katherine Harris**  
Associate, Development  
020 7861 5248  
[katherine.harris@knightfrank.com](mailto:katherine.harris@knightfrank.com)

**Anthony Kazan**  
Partner, Development  
020 7861 1286  
[anthony.kazan@knightfrank.com](mailto:anthony.kazan@knightfrank.com)



A development by



**Fixtures and Fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2020.

Photographs dated December 2019.

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