



HIGH ROAD

WOOD GREEN N22 8HU

An outstanding opportunity to secure a private residential development site with a Resolution to Grant for low-rise flats in Wood Green, one of North London's most established and highly connected residential locations.





Aerial view of Alexandra Palace Park

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Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this brochure.



Aerial view of site looking south (boundary line for indication purposes only)

EXECUTIVE SUMMARY

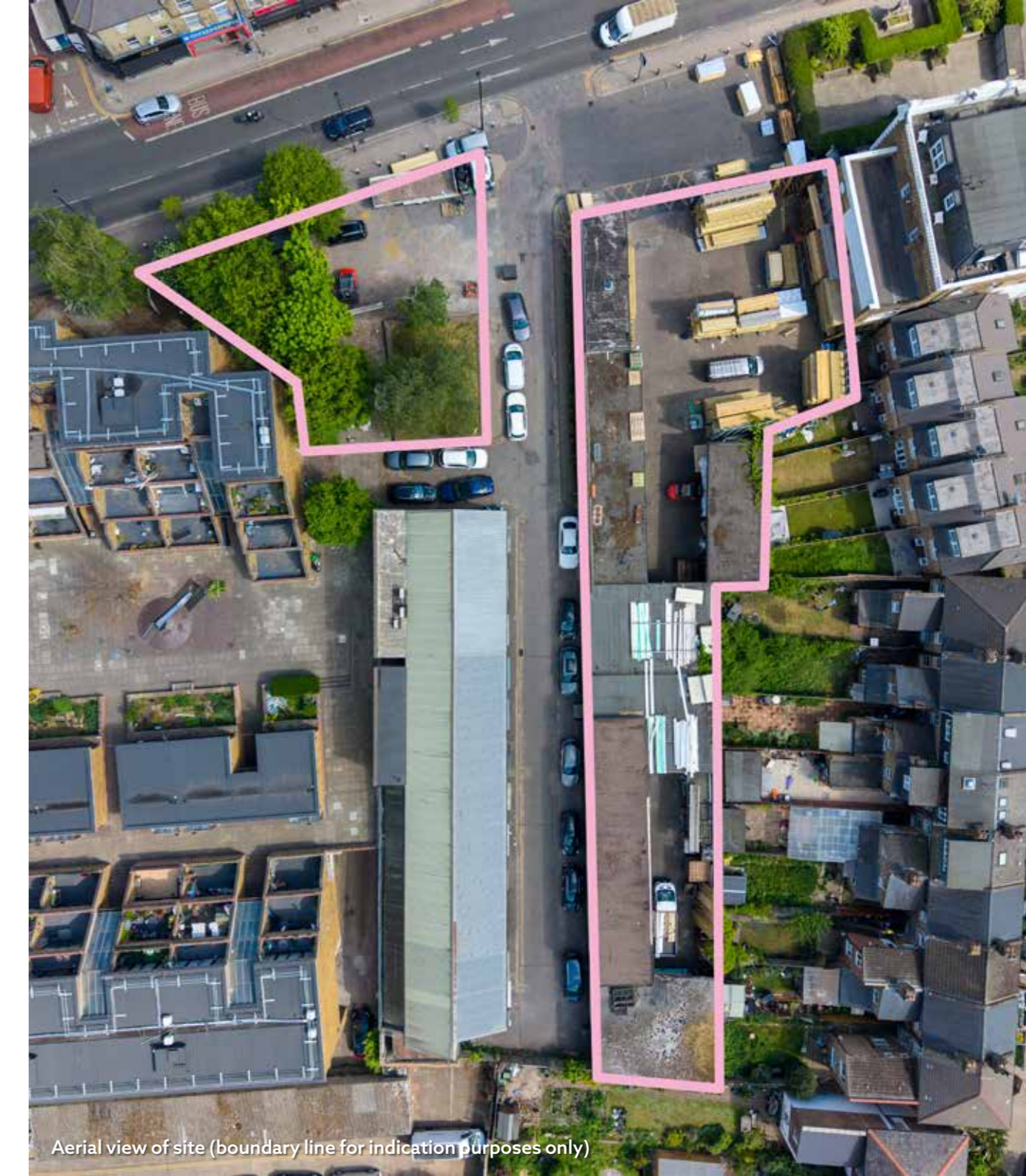
- An excellent opportunity to acquire a residential development site in the heart of Wood Green. The site benefits from a Resolution to Grant for 36 apartments, with no affordable housing requirement.
- The site extends to approximately 0.43 acres (0.17 hectares) and occupies a prominent position on the western side of Wood Green High Road.
- The site is located a short walk away from Wood Green, Turnpike Lane and Alexandra Palace stations and within easy reach of a wide range of town-centre amenities, public open spaces and transport connections.
- Resolution to Grant was granted in December 2025 (Planning Portal ref: HGY/2025/1769) for the demolition of the existing buildings and the construction of a development comprising three buildings ranging from three to five storeys, delivering a total of 36 private residential units, with no requirement for affordable housing.
- The consent provides a clear and deliverable planning framework, significantly reducing development risk, whilst offering flexibility for an incoming purchaser to amend the plans, subject to further planning.
- Knight Frank are instructed to invite unconditional for the freehold interest.



Aerial view of site looking east (boundary line for indication purposes only)

THE SITE

- The site comprises a former timber yard extending to approximately 0.43 acres (0.173 hectares), on the western side of the High Road. It is arranged across two parcels, with Neville Place running between them, together forming an L-shaped site.
- The northern parcel fronts directly onto the High Road, adjacent to the locally listed former Fishmongers Arms, and benefits from strong visibility and a clear urban presence.
- The southern parcel, located to the rear of Neville Place, backs onto residential gardens along Trinity Road and has a quieter, more residential character.
- Resolution to Grant was granted in December 2025 (Planning Portal ref: HGY/2025/1769), for the development of 36 private homes, subject to the Section 106 being signed.
- Although physically divided by Neville Place, the site has been brought forward as a single, residential scheme under one application. The L-shape configuration allows the proposals to be broken into three smaller, well-scaled blocks, helping the development respond appropriately to both the High Road frontage and the surrounding residential streets.



Aerial view of site (boundary line for indication purposes only)

LOCATION

Wood Green is a well-established and well-connected North London town centre, characterised by a bustling High Road, established residential neighbourhoods and a broad range of local amenities.

The area offers a comprehensive mix of day-to-day retail and services, including supermarkets, national retailers and independent shops, alongside a varied selection of cafes and restaurants.

The location is supported by a range of education and community facilities, with several well-regarded schools located within walking distance of the site, including St Thomas More Catholic School and Mulberry Academy Woodside.

Various public open spaces are located within walking distance, including White Hart Lane Recreation Ground, Trinity Gardens and Woodside Park, providing convenient access to green space within the town-centre setting. Additionally, Alexandra Palace and Park lies to the west, offering a well-known leisure and cultural destination.

Overall, Wood Green offers a balanced town-centre setting, combining everyday amenities, established neighbourhoods and access to a range of open spaces.



St Thomas More Catholic School



Alexandra Palace



Wood Green High Road

TRANSPORT AND CONNECTIVITY

Wood Green is very well connected, benefiting from strong public transport provisions and convenient access to the wider London and regional transport network. The site has a Public Transport Accessibility Level (PTAL) of 6a, reflecting very good access to public transport.



Rail: Wood Green Underground Station is located approximately a 7-minute walk from the site and provides Piccadilly line services, offering direct connection to Central London and Heathrow Airport. Alexandra Palace Station is approximately a 13-minute walk away and offers Thameslink and Great Northern services.



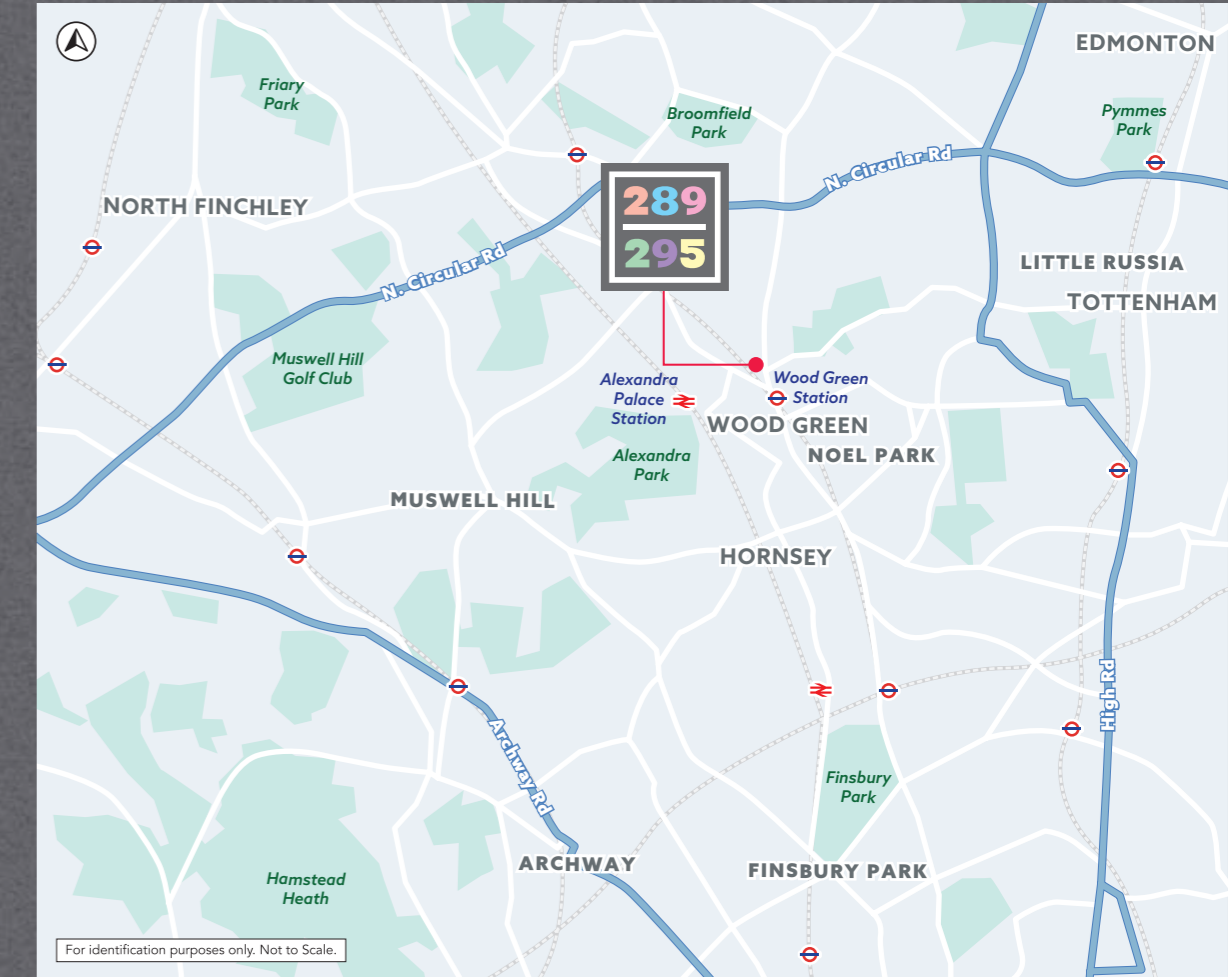
Bus: Local bus services are readily accessible, including Canning Crescent bus stop, a 1-minute walk from the site, which provides direct routes towards London Bridge.



Airports: Heathrow, Gatwick and Stansted airports are all reachable in under 1 hour by public transport, supporting domestic and international travel. Stansted Airport is also accessible by car in approximately 45 minutes.



Road: The site benefits from convenient access to the strategic road network, with the M25 reachable in approximately 25 minutes, providing onward connections across London and the South East.



For identification purposes only. Not to Scale.



Alexandra Palace Station



Wood Green High Road

PROPOSED DEVELOPMENT

- The site benefits from a resolution to grant detailed planning permission (Planning Portal ref: HGY/2025/1769) for the demolition of the existing buildings and the construction of a development comprising three buildings ranging from three to five storeys.
- The proposed scheme provides 36 private residential units, including 10 family units and four wheelchair accessible units. The total GIA of the proposed scheme is 34,665 sq ft.
- The planning permission is subject to a S106 and CIL payment of circa £1,500,000. Knight Frank can provide further details on this.

| | | |
|--------------------|--------------|-----------|
| Block A | 1B2P | 8 |
| | 2B3P | 5 |
| | 3B4P | 1 |
| | Total | 14 |
| Block B | 1B2P | 8 |
| | 3B4P | 4 |
| | Total | 12 |
| Block C | 1B2P | 5 |
| | 3B4P | 5 |
| | Total | 10 |
| Grand Total | | 36 |



BLOCK A AND BLOCK B

- The proposed buildings facing the High Road (Block A and Block B) provide a massing to compliment the heights of the buildings to the north and south of the site.
 - Block A steps up from the Fishmongers Arms from 3 to 4 to 5 storeys.
 - Block B steps up from 4 storeys to 5 storeys adjacent to Morant Place.
 - The taller elements of the building at 5 storeys are located away from the existing context to minimise impact to existing properties.
 - The two blocks are separated by the existing road connecting to Neville Place.

BLOCK C (MEWS APARTMENTS)

- The three storey mews apartments are proposed to occupy the plot of the current timber storage yard.
 - To the rear of the site facing Trinity Gardens the mews apartments responds to the existing gardens by enclosing the ground floor aspect onto an enclosed courtyard space. Above this there are upper level duplex apartments proposed.
 - These units are proposed to provide roof terraces on the 2nd floor.

COMMUNAL AREAS

- There is a proposed amenity area on Neville Place which will provide 200m² of communal landscaping to be used as a residents garden and play space.

A total of 26 cycle spaces will be provided on the ground floor of Block A, with a further 31 spaces on the ground floor of Block B.

Details of all plans and planning documents can be found in the data room.



PROPOSED FLOOR PLANS

- SITE APPLICATION BOUNDARY
- STUDIO
- 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P

For identification purposes only, not to scale.



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FIRST FLOOR



THIRD FLOOR



PROPOSED FLOOR PLANS

- SITE APPLICATION BOUNDARY
- STUDIO
- 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P

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FOURTH FLOOR



ROOF



Aerial view looking south west to Alexandra Palace Park

LOCAL MARKET COMMENTARY

In recent years, Wood Green has seen ongoing regeneration activity around Wood Green High Road and the wider area, which was helped underpin long-term confidence in values.

Demand remains robust for modern flats close to strong transport links into central London, which this site offers. The area is commonly viewed as a transitional market with good growth potential, benefiting from spill-over demand from higher-value nearby locations and ongoing public and private sector investment.

Wood Green has become increasingly popular for first-time buyers due to the significant investment the local area has received recently, strong transport links, and relative affordability compared to other North London locations.

Land Registry Price Paid data has been examined for all property sales within 3km of the subject site since January 2021. These sales have been divided into five geographic areas, those within 1km and those within 1-3 km in four compass point quadrants.

In the surrounding compass point quadrants, the highest average prices (£848,373) were found to the west, while the most affordable (£511,740) were found to the east. The average price achieved within 1 km of the subject site was £523,232. When just flats are considered, the highest average prices (£537,043) were found to the south, while the most affordable (£390,423) were found to the north. The average flat sold within 1 km of the subject site achieved £523,232.



White Hart Lane Recreation Ground



Woodside Park



Local Area



Local Area

FURTHER INFORMATION

TENURE

- The property is held freehold under title numbers: AGL86778, MX160652, MX201886, MX209669, MX429408, NGL124263, MX201885 and AGL188355.
- Copies of the Land Registry documents are available in the data room.

LOCAL AUTHORITY

London Borough of Haringey

INSPECTION

The property may be inspected by prior appointment through the vendor's sole selling agents, Knight Frank LLP. 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.

METHOD OF SALE

Preferred offers are invited for the freehold interest on an unconditional basis.

VAT

The site is not elected for VAT.

OTHER INFORMATION

Please see the dedicated website for the following information:

- Floor Plans
- Planning Documentation
- Site Plan
- Title Documentation

DATA ROOM

Please contact Knight Frank for data room access.



Aerial view of site looking south west



For identification purposes only. Not to Scale.

CONTACT US



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Particulars dated May 2026.

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