

St. Mary Magdalene Church, London N7

Knight Frank

Old Coroners Court St. Mary Magdalene Church, London N7

Guide Price: £900,000

An extremely rare opportunity to purchase a plot of land with planning for two houses, by way of refurbishment and extension of the existing buildings.

The original planning was granted in 2013 (P2013/1071/FUL) for the ‘conversion, extension and alteration of the existing buildings to provide a school (class D1) and two residential dwelling houses (class C3)’ and while the school was built and completed in 2016, the houses were not completed and the plot of land is now being brought to the open market for the first time. Listed building consent was also granted in 2013 (P2013/1072/LBC).

The site comprises a Grade II listed derelict building known as the Former Coroner’s Court which has two distinct sections, one being arranged laterally across the ground floor and the other with double height ceilings across the ground floor and mezzanine level.

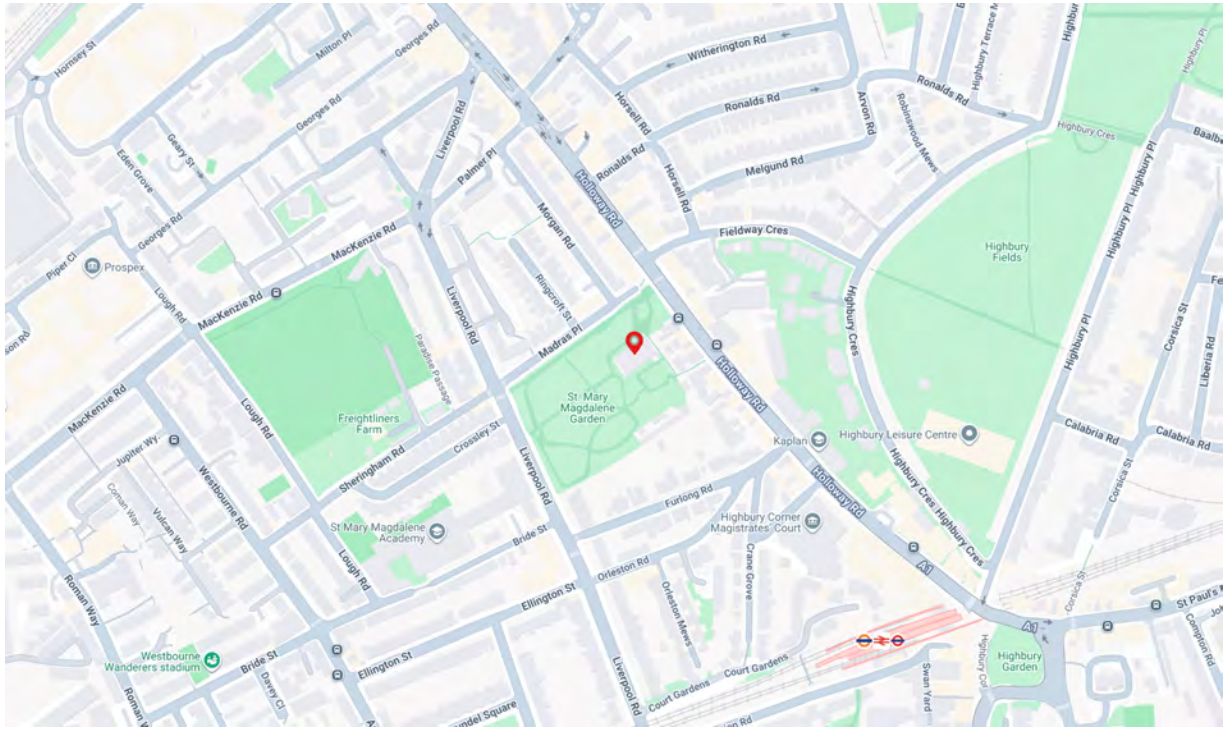
The current planning allows for the creation of a circa 1,600 sq ft three-bedroom house and a smaller two-bedroom house of circa 850 sq ft.

The 2013 planning permissions remain extant as the delivery of the school lawfully implemented the planning and listed building consents. The Site therefore benefits from planning permission to deliver the two consented houses with there being no time restriction on their delivery. Design changes could be secured for the proposed houses through amendments to the existing planning and listed building consents.

The plot sits within St Mary Magdalene gardens and is adjacent to St Mary Magdalene Academy, and so is a secluded location, formerly the Old Coroners Court. The site is within St Mary Magdalene Conservation area.









- Please note that the hatched area outlined in black/red represents the plot being offered for sale.

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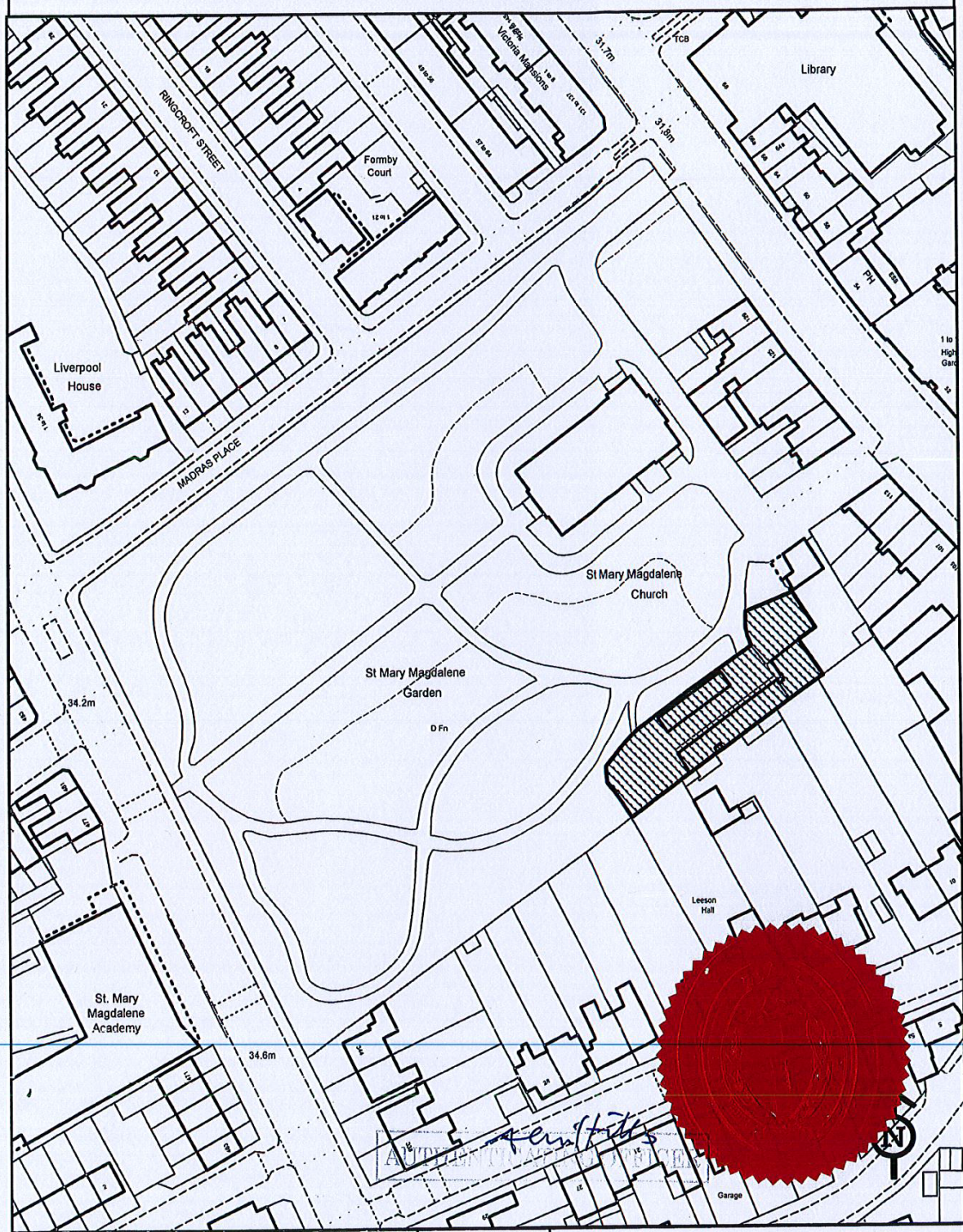
Keir.Waddell@knightfrank.com

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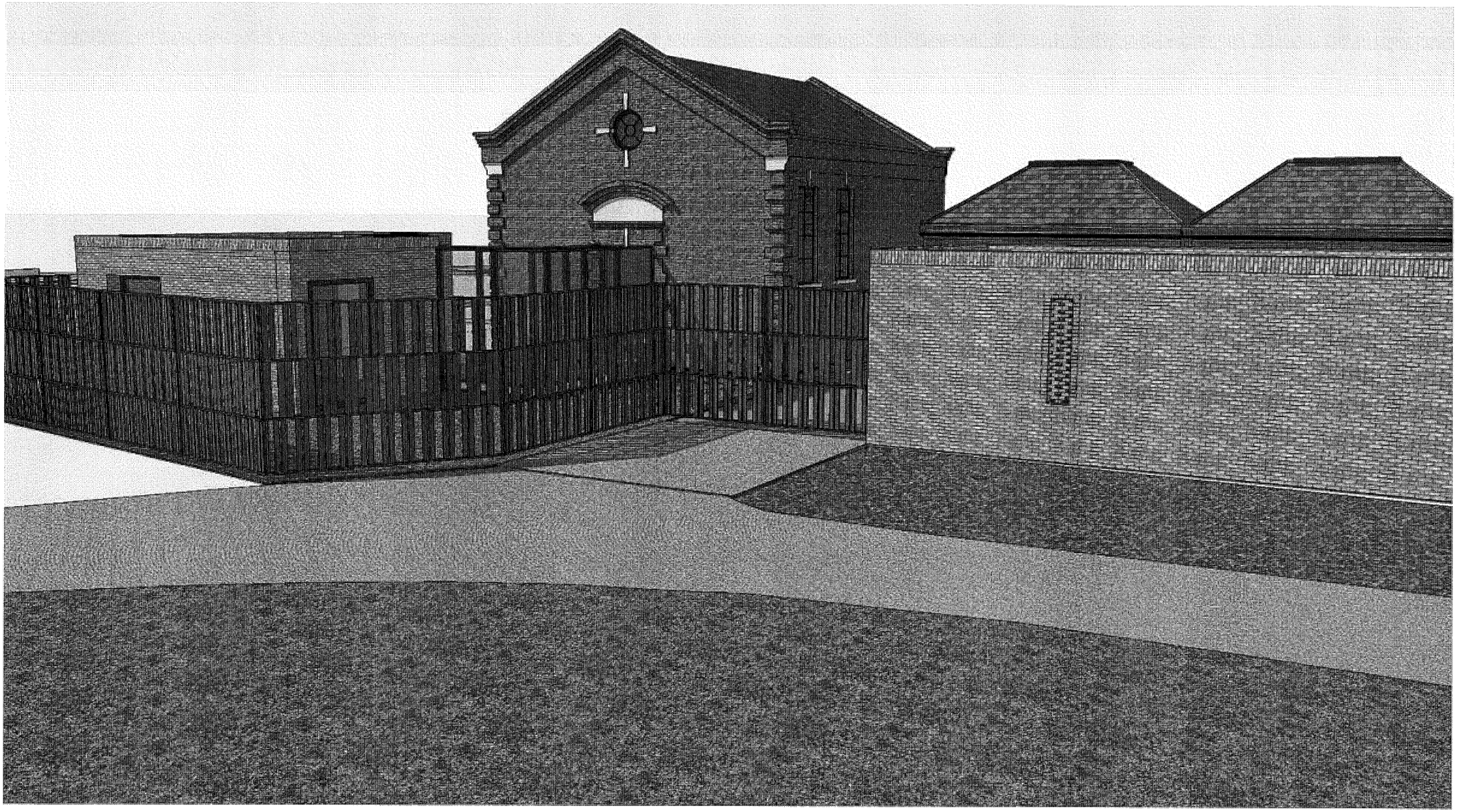
PART OF THE CHURCHYARD OF THE CHURCH OF ST MARY MAGDELENE, HOLLOWAY



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Notes:

1. These proposals are subject to the following surveys which have not been carried out: digital site survey; tube line survey; stats searches; geotechnical survey; land registry investigation.

2013.05.30 A: Updated following planning comments

Revisions:

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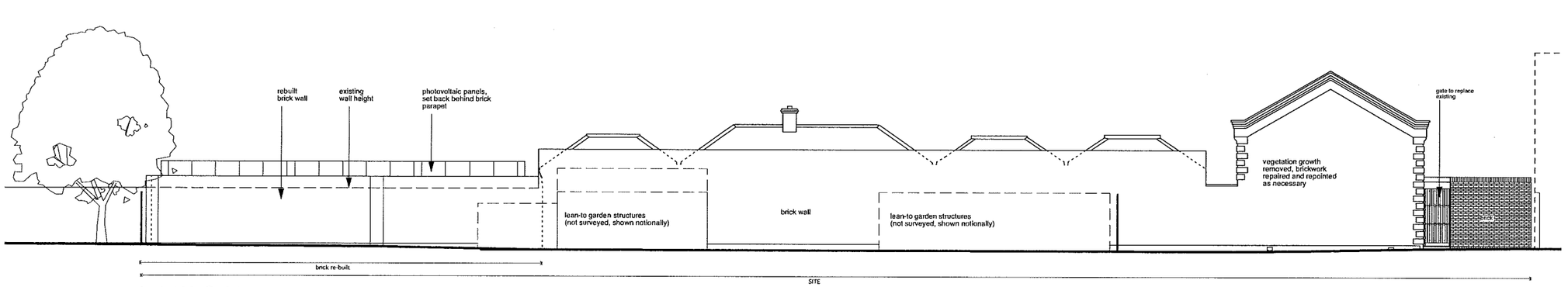
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Date:	Scale:	Drawn by:
MAR 13	1:50@A1; 1:100@A3	PP

Project:
OLD CORONER'S COURT SITE
St Mary Magdalene, Holloway

Drawing title:
Proposed East Elevation

Reference:	Dwg. No:	Rev.
OCC	P123	A



scale 1:100 @ A1

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MAR 13	1:100@A1; 1:200@A3	PP

Project:
OLD CORONER'S COURT SITE
St Mary Magdalene, Holloway

Drawing title:
Proposed South Elevation

Reference:	Dwg. No:	Rev.
OCC	P122	A



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MAR 13	1:50@A1; 1:100@A3	PP

Project:
OLD CORONER'S COURT SITE
St Mary Magdalene, Holloway

Drawing title:
Proposed West Elevation

Reference:	Dwg. No.	Rev:
OCC	P121	A

Notes:

1. do not scale from this drawing
2. survey indicative only
3. proposals are subject to utilities surveys
4. drawing to be read in conjunction with relevant consultant's information
5. drawing to be read in conjunction with relevant specifications

APPROX

SITE BOUNDARY

FF P115

EE P114

DD P113

GG P112

BB P111

AA P110

planting beds

Planting Garden

seat

planting beds

Sensory Garden

shared entry

School entrance (pedestrian)

Life Skills 23sqm

Study Room 21sqm

SCHOOL

canopy over

Office 22sqm

bed 13sqm

bath

bed 12m2

cpbd.

resi. entrance

bins

bike stands for House 1

garden to House 1 86sqm

hedge

bed/office 25m2

cupboard

bath 7m2

shower

bike stands for House 2

garden to House 2 27sqm

seat

cactus & planted strip

glazed link

terrace plant

shared courtyard

HOUSE 2 entrance

HOUSE 1 entrance

living 31sqm

cpbd.

kitchen/dining 25sqm

Study Room 26sqm

storage wall

Classroom 25sqm

storage wall

Classroom 25sqm

storage wall

Occupational Therapy 22sqm

coats

WC

plant room

WC

Small Study 7.5sqm

Sensory Room 12sqm

store

living 23sqm

kitchen/dining 16sqm

WC

utility 3.5sqm

WC

SCHOOL SITE

RESIDENTIAL SITE

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MAR 13	1:100@A1; 1:200@A3	PP

Project:
OLD CORONER'S COURT SITE
St Mary Magdalene, Holloway

Drawing title:
Proposed Ground Floor Plan

Reference:	Dwg. No.	Rev.
OCC	**P100**	A

APPROX

N

FF P115

EE P114

DD P113

SITE BOUNDARY

green roof

PVs/ north facing rooflights

green roof

glazed link

green roof

BB P111

GG P112

glazed link

void over living room

PVs/ north facing rooflights

PVs/ north facing rooflights

void

void

void

void

void

bed 15m2

bath

AA P110

P115 FF

P114 EE

P112 GG

P113 DD

bed 11m2 (restricted headroom)

shower

1575mm ceiling height at roof junction

Loft Plan

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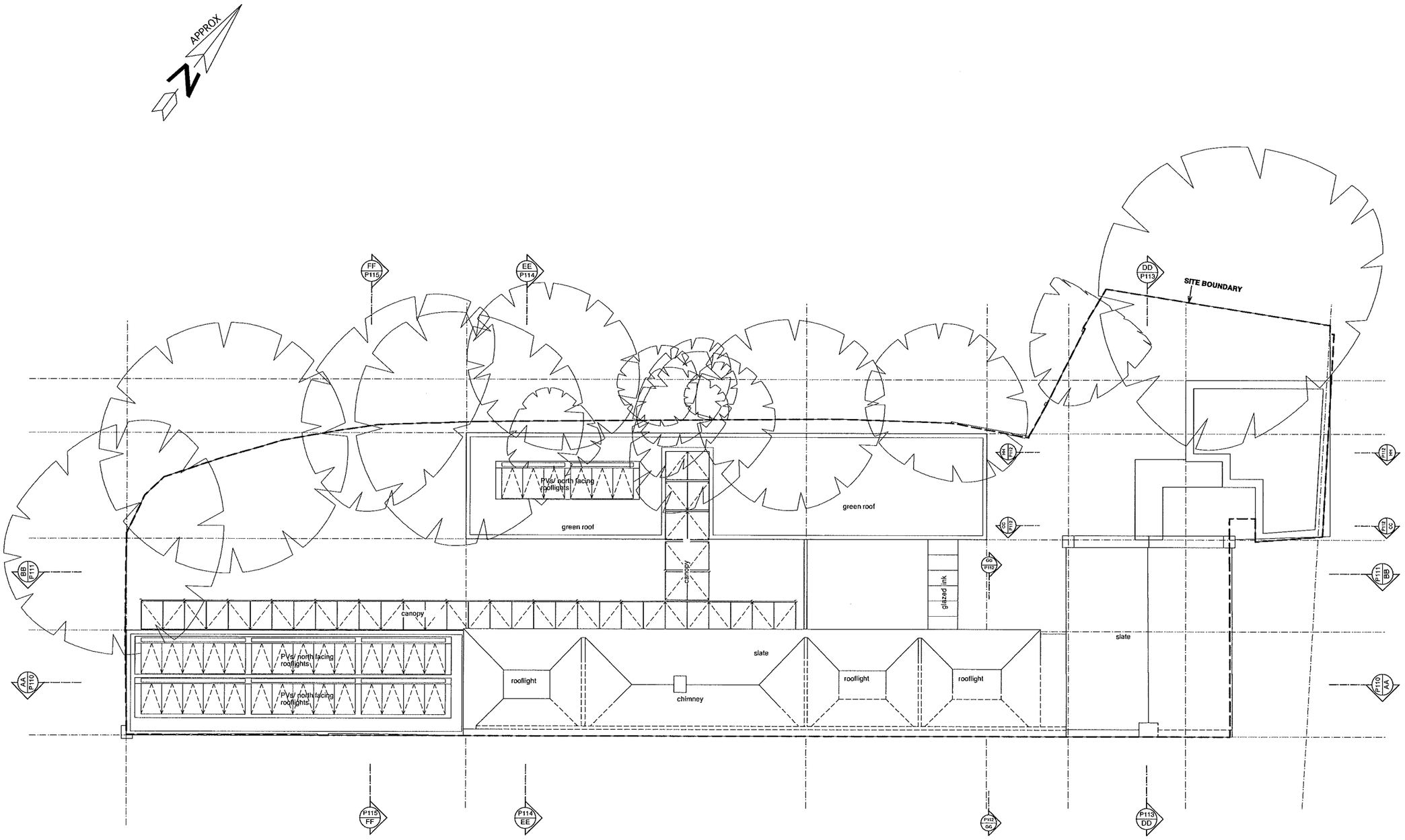
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MAR 13	1:100@A1; 1:200@A3	PP

Project:
OLD CORONER'S COURT SITE
St Mary Magdalene, Holloway

Drawing title:
Proposed Mezzanine and Loft Plans

Reference:	Dwg. No:	Rev.
OCC	**P101**	A



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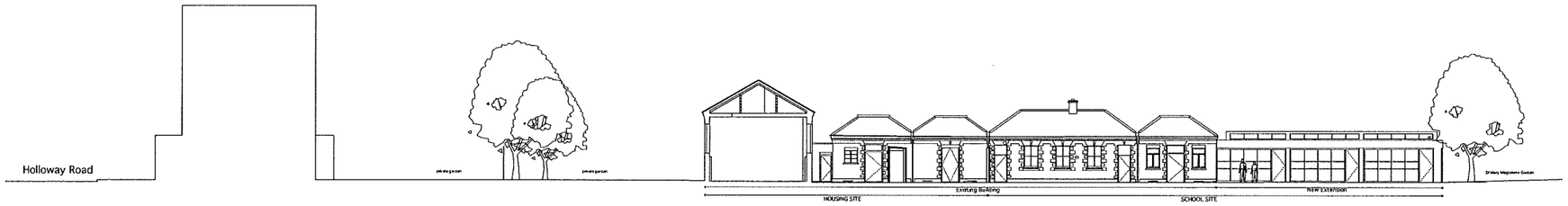
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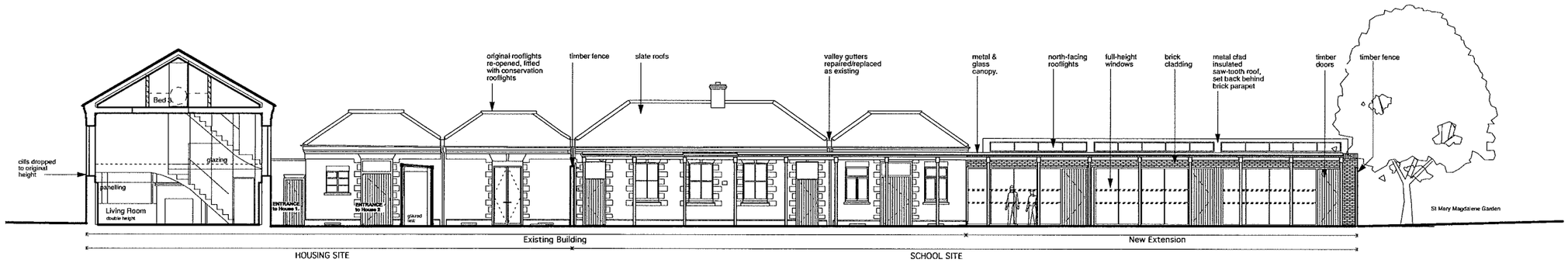
Project:
OLD CORONER'S COURT SITE
St Mary Magdalene, Holloway

Drawing title:
Proposed Roof Plan

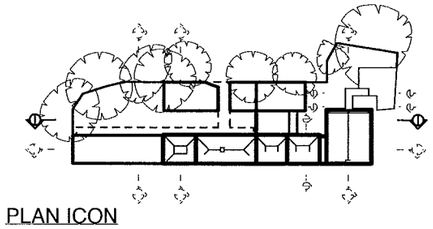
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OCC	**P102**	A



scale 1:200 @ A1



scale 1:100 @ A1



PLAN ICON

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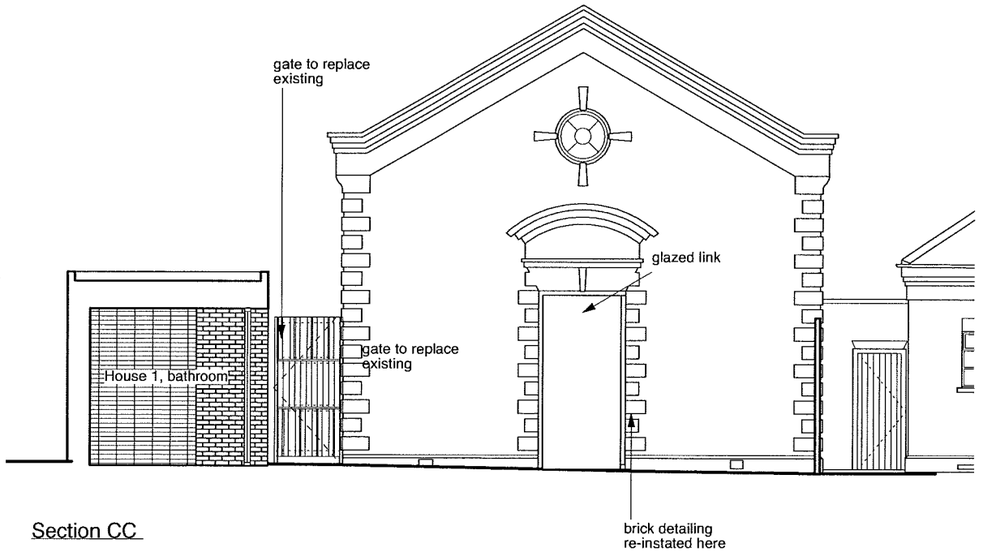
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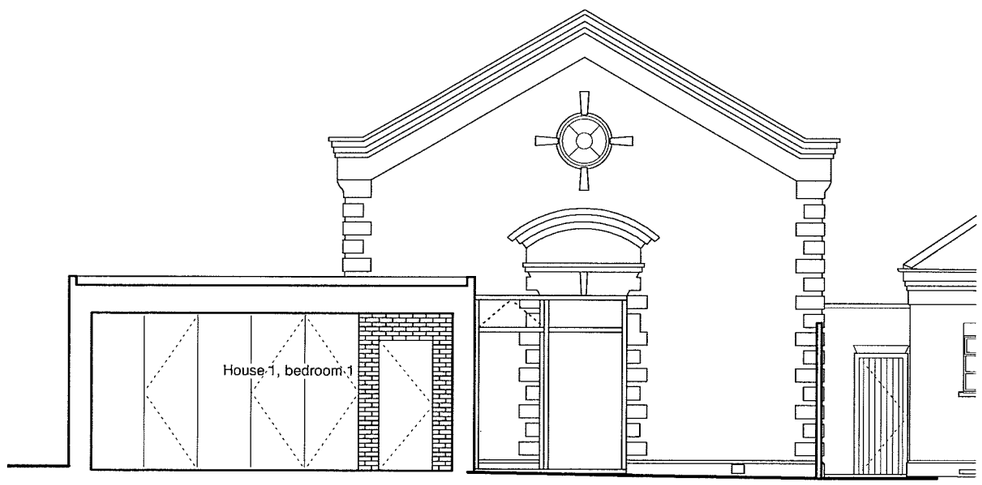
Project:
OLD CORONER'S COURT SITE
St Mary Magdalene, Holloway

Drawing title:
Proposed Section BB

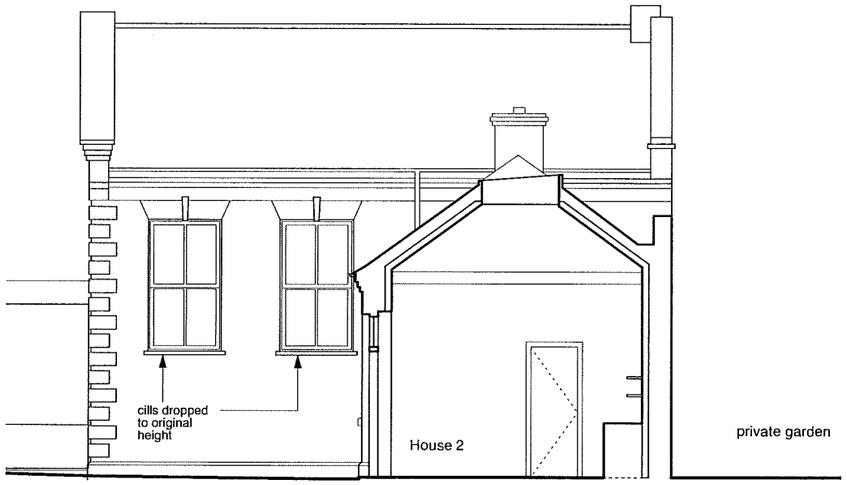
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OCC	P111	A



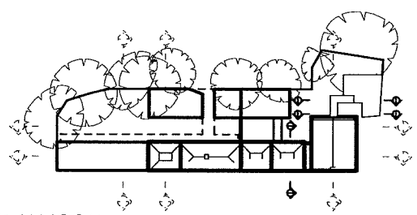
Section CC



Section HH



Section GG



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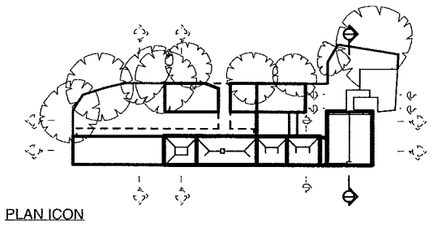
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Project:
OLD CORONER'S COURT SITE
St Mary Magdalene, Holloway

Drawing title:
Proposed Sections CC, GG & HH

Reference:	Dwg. No.	Rev.
OCC	P112	A





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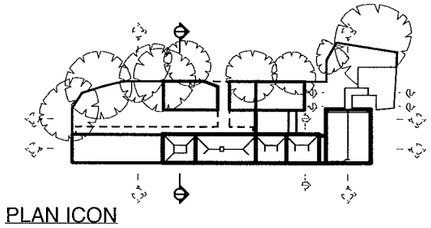
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Project:
OLD CORONER'S COURT SITE
St Mary Magdalene, Holloway

Drawing title:
Proposed Section DD

Reference:	Dwg. No:	Rev:
OCC	P113	A





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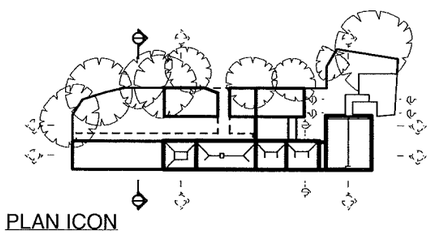
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Project:
OLD CORONER'S COURT SITE
St Mary Magdalene, Holloway

Drawing title:
Proposed Section EE

Reference:	Dwg. No:	Rev
OCC	P114	A





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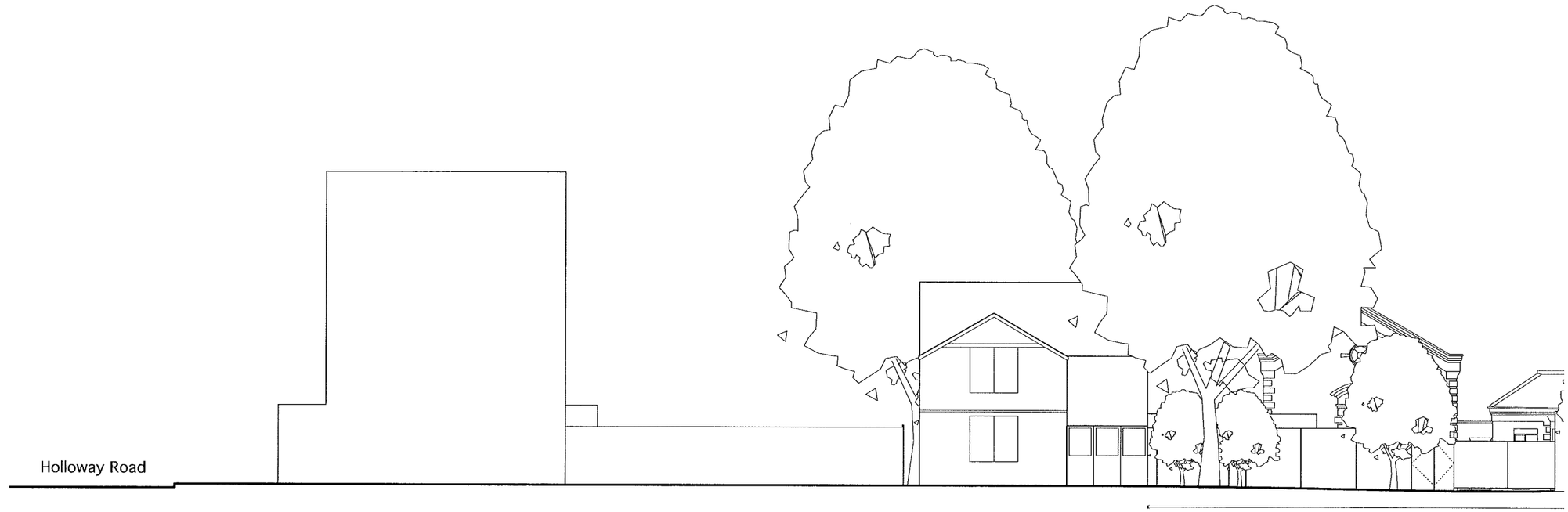
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Project:
OLD CORONER'S COURT SITE
St Mary Magdalene, Holloway

Drawing title:
Proposed Section FF

Reference:	Dwg. No:	Rev.
OCC	P115	A



scale 1:200 @ A1