



CGI of Proposed development

LAND AT WILMER PLACE

STOKE NEWINGTON,
LONDON, N16 0LH

FOR SALE

A FREEHOLD RESIDENTIAL
DEVELOPMENT OPPORTUNITY
WITH PLANNING PERMISSION FOR
30 APARTMENTS

VANDERMOLLEN
REAL ESTATE

A consented residential development opportunity located in Stoke Newington, London, N16.

Planning permission granted (Ref: PP: 2020/3507) for the “erection of buildings up to four storeys comprising 30 residential units (8 x 1 Bed, 12 x 2 Bed, 10 x 3 Bed units) extending to 2,240 sq. m. NSA (24,111 sq. ft.); and associated development including a landscaped courtyard”

The scheme comprises 20 units for private sale and 10 units allocated for affordable housing (3 x Shared Ownership and 7 x Affordable Rent).

Situated 500 metres (0.3 miles) South of Stoke Newington Station which provides access to Liverpool Street Station in approximately 15 minutes via the Overground Line.

There are also several bus stops situated along Stoke Newington High Street allowing access to other Greater London and Central London locations.

Grazebrook Primary School and Stoke Newington School are both situated within 0.5 miles of the proposed development.



Aerial view of site



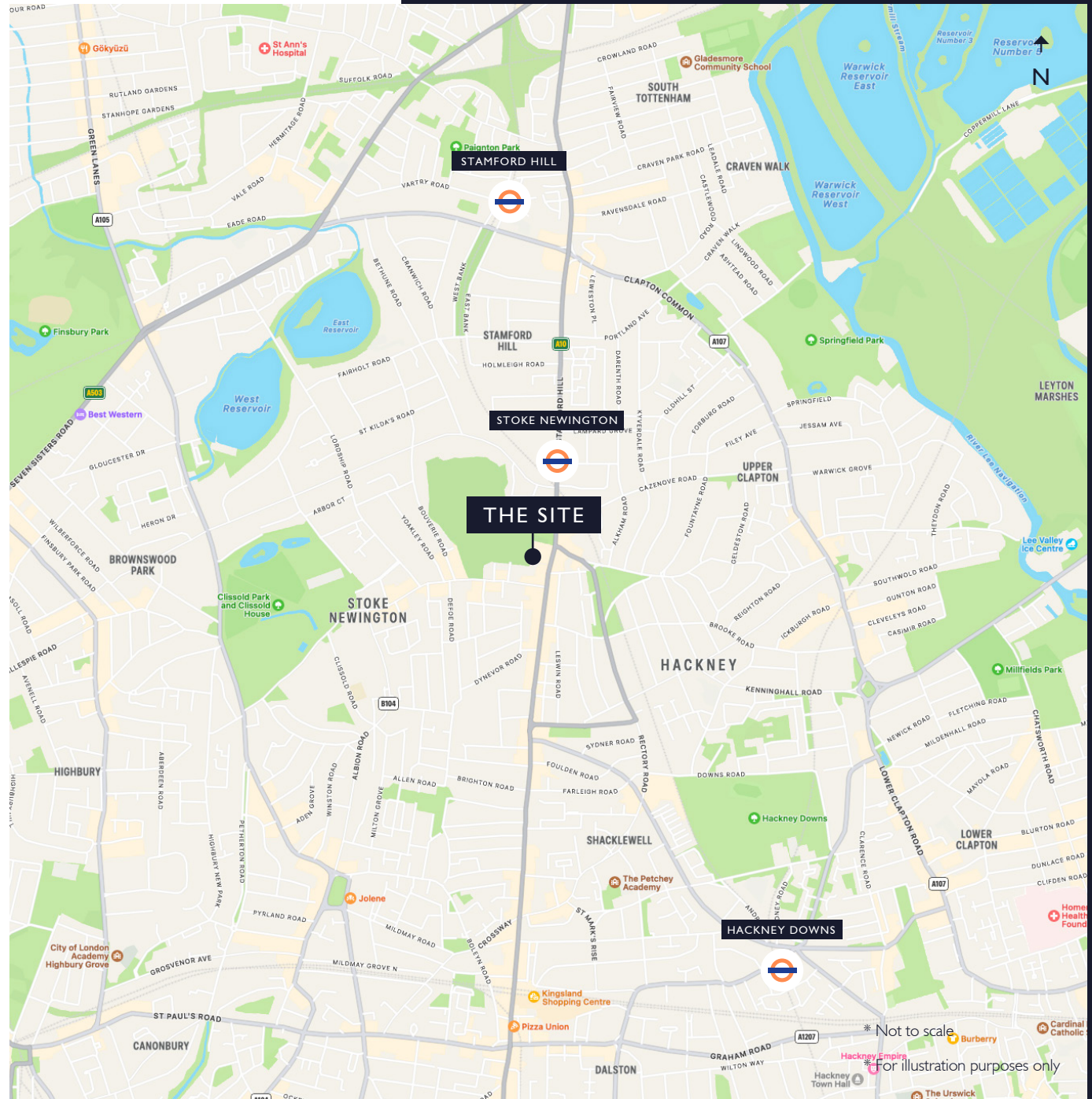


LOCATION

The site is located on Wilmer Place, Stoke Newington, which falls within the jurisdiction of the London Borough of Hackney.

Wilmer Place is very well positioned in terms of its access to public transport. Located just 500 metres (0.3 miles) South of Stoke Newington Station which provides direct access into Liverpool Street (15 minutes) via the Overground Line. (Source: CityMapper). There are also several bus stops situated along Stoke Newington High Street allowing access to other Greater London and Central London locations such as Finsbury Park, Kings Cross, and Waterloo amongst many others.

The proposed development further benefits from being within close proximity to Stoke Newington High Street which hosts an abundance of high street chains including Wholefoods, Pret A Manger, and Franco Manca, in addition to several independent bars, restaurants and coffee shops. There are also a number of parks and open green spaces within the nearby vicinity including Clissold Park, Abney Park and Stoke Newington Common.





THE CITY

ANGEL ISLINGTON

EMIRATES STADIUM

CLISSOLD PARK

STOKE NEWINGTON
HIGH STREET

THE SITE

ABNEY PARK

PLANNING & SCHEDULE
OF ACCOMMODATION

The site measures 0.28 hectares (0.7 acres) and is currently occupied by a vacant former car park.

Planning permission (Ref: PP: 2020/3507) was granted in November 2021 for the “erection of buildings up to four storeys comprising 30 residential units; and associated development including a landscaped courtyard, living roofs, car parking spaces and cycle and refuse stores”.

The proposed scheme comprises 8 x 1 bed, 12 x 2 bed, 10 x 3 bed apartment extending to 2,240 sq. m. (24,111 sq. ft.) of total net saleable area.

The planning includes 2 disabled car parking spaces and 1 car club bay.

Financial Obligations (index linked):

CIL: approximately £577,078

Section 106: £145,551.80

Summary of the proposed scheme:

Unit Type	# of Units	NSA SQM	NSA SQFT
Private	20	1,451	15,619
Shared Ownership	3	196	2,110
Affordable Rent	7	593	6,382

Flat No.	Floor	Beds	Size (sqm)	Size (sqft)	Tenure
1	G / I	2	78	840	Private
2	G	2	81	872	Private
3	I	2	70	753	Private
4	G	2	70	753	Private
5	G	1	54	581	Shared Ownership
6	G	2	78	840	Shared Ownership
7	G	1	50	538	Affordable Rent
8	G	2	64	689	Shared Ownership
9	G	3	85	915	Affordable Rent
10	G	2	70	753	Affordable Rent
11	G / I	3	97	1044	Affordable Rent
12	G / I	3	97	1044	Affordable Rent
13	G / I	3	97	1044	Affordable Rent
14	G / I	3	97	1044	Affordable Rent
15	I	1	53	570	Private
16	I	2	71	764	Private
17	I	1	52	560	Private
18	I	2	62	667	Private
19	I / 2	3	99	1066	Private
20	I / 2	3	99	1066	Private
21	I / 2	3	99	1066	Private
22	I / 2	3	103	1109	Private
23	2	2	76	818	Private
24	2	2	70	753	Private
25	2	1	51	549	Private
26	2	2	62	667	Private
27	3	2	52	560	Private
28	3	1	52	560	Private
29	3	1	52	560	Private
30	3	3	99	1066	Private





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TITLE & TENURE

The opportunity is being sold Freehold with vacant possession.

METHOD OF SALE

This property will be sold by way of informal tender (unless sold prior).

VAT

We understand the land has been elected for VAT.

GUIDE PRICE

£4,500,000, subject to contract only.

VIEWINGS

Please contact the sole selling agents to arrange an inspection if required.

FURTHER INFORMATION

Further plans and information are available by [clicking here](#).

CONTACT

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