

DENEWOOD ROAD

HIGHGATE, N6 4AL

FOR SALE FREEHOLD





CGI OF PROPOSED SCHEME



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Executive Summary



- A freehold residential development opportunity for sale with an implemented planning consent for **13 luxury apartments**, arranged over 3 separate blocks, under **planning reference HGY/2018/3205**
- The implemented planning consent will offer a Net Saleable Area of **1,892.6 sqm (20,372 sq ft)**, with a unit mix of **1 x 1-bedroom apartment, 8 x 2-bedroom apartments** and **4 x 3-bedroom apartments**
- A second planning application has received a resolution to grant permission at committee, under **planning reference HGY/2024/2168**, for **11 residential townhouses**, comprising a mix of **4 x 3-bedroom** and **7 x 4-bedroom houses** with **11 off-street car parking spaces** and private landscaped gardens to the rear of each totalling a Net Saleable Area of **2,024 sqm (21,786 sq ft)**
- Residents will benefit from amenities including **1:1 parking** and **EV charging**, a **communal garden** with **children's play area**, and **cycle storage**. The proposed development will be secure and fully-gated.
- **Highgate Underground Station** (Northern Line) is located just 965 metres/0.6 miles away
- For sale **Freehold** with Vacant Possession

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[SUMMARY](#)

[LOCATION](#)

[PROPERTY](#)

[CONTACT](#)

Location

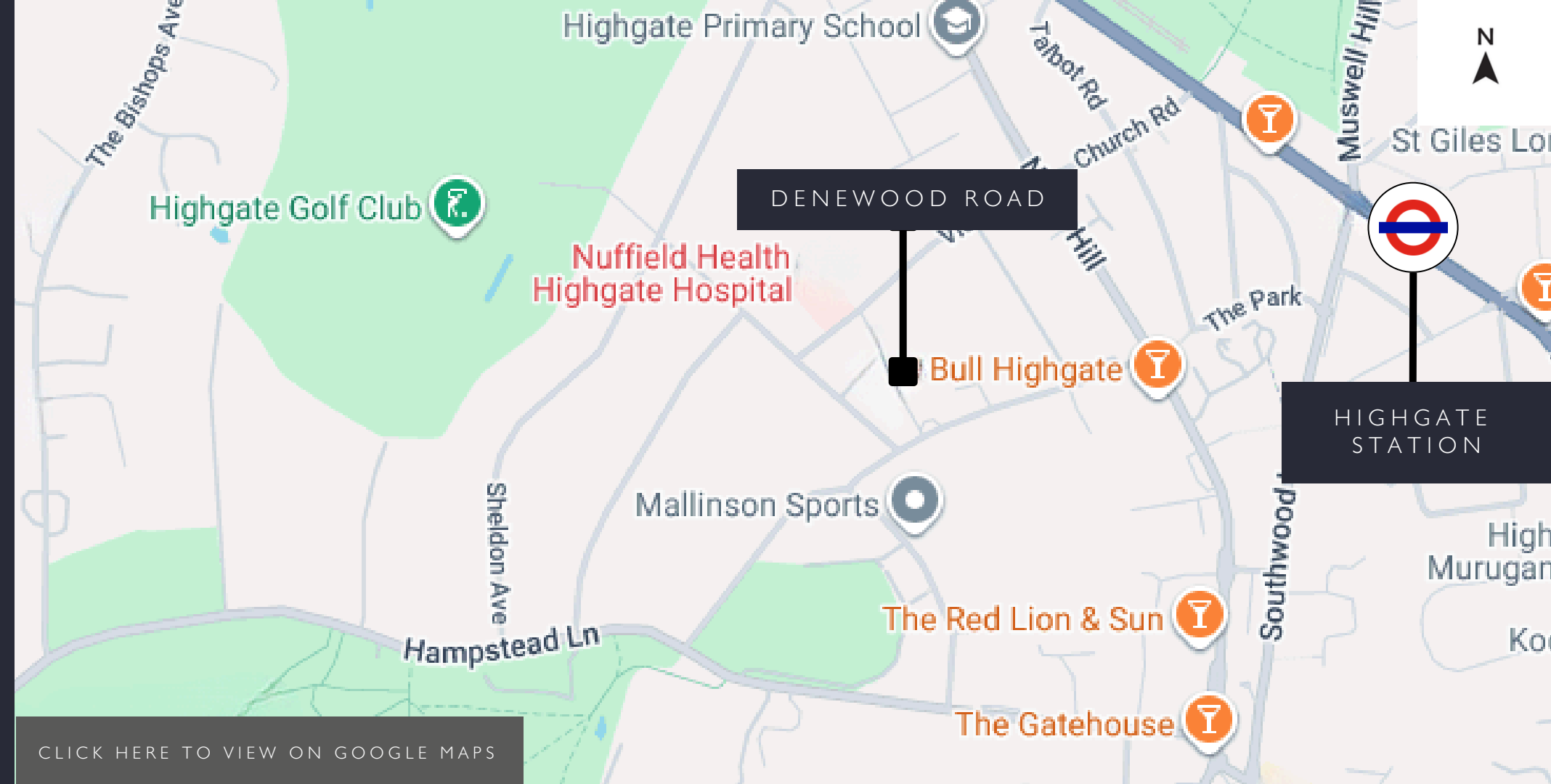
The site is located on Denewood Road, Highgate, one of North London's most affluent areas, within the jurisdiction of the London Borough of Haringey. The site is in a prime position off Stormont Road, a short walk from Hampstead Heath.

Highgate Underground Station (Northern Line) is just 950 metres/0.6 miles away, offering trains to **Kings Cross St Pancras** (13 minutes), **Tottenham Court Road** (16 minutes), **Waterloo** (21 minutes), and **London Bridge** (23 minutes). Several bus routes also run along Hampstead Lane and Highgate Village, servicing Hampstead Garden Suburb, Golders Green, Belsize Park, and Primrose Hill, to name a few. (Source: Citymapper)

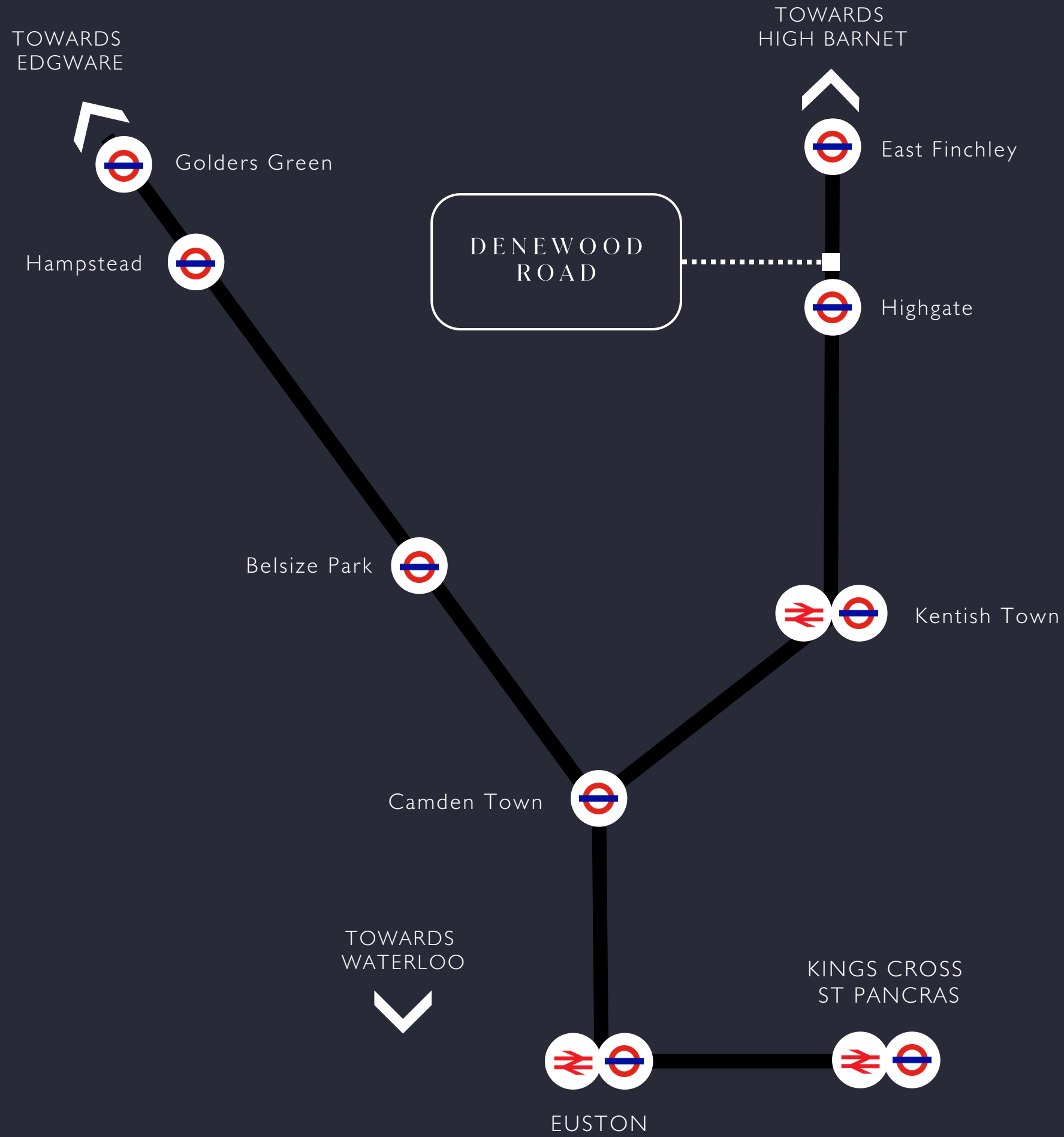
With its vibrant café/dining culture, Highgate Village offers plentiful amenities, including excellent independent shops, larger supermarkets including Waitrose and M&S, and popular pubs. Residents can benefit from some of London's finest green spaces too, with **Hampstead Heath** (550 metres/0.3 miles), **Highgate Wood** (1,287 metres/0.8 miles), and **Highgate Golf Club** (350 metres/0.2 miles) all within easy access.

For schools, the area is home to many renowned state and independent institutions such as **Highgate School** (1,126 metres/0.7 miles), **Channing School** (1,609 metres/1 mile), and **La Sainte Union** (2,735 metres/1.7 miles) - contributing to a strong family appeal. The Whittington Campus of leading university **UCL** is also nearby (1,287 metres/0.8 miles).

Highgate's excellent transport connections, respected schools and abundant green space mean this highly desirable location will appeal to a broad range of residents.



KENWOOD HOUSE



Transport Connectivity

*Key Stations

○ NORTHERN LINE

[SUMMARY](#)

[LOCATION](#)

[PROPERTY](#)

[CONTACT](#)



EXISTING SITE



Planning Permission

The site benefits from planning permission which was granted in February 2021, under **planning reference HGY/2018/3205**, for the "demolition of the existing building and erection of three buildings between two and three storeys in height to provide **13 residential dwellings, private and communal amenity space** and other associated development." It is our understanding that planning for this scheme has been implemented. The total Net Saleable Area for this consent offers **1,892.6 sqm (20,372 sq ft)** across 3 separate blocks. The proposed unit mix is **1 x 1-bedroom apartment, 8 x 2-bedroom apartments and 4 x 3-bedroom apartments**.

A further planning application was submitted in August 2024, under **planning reference HGY/2024/2168**, for the "Erection of three buildings to provide **11 residential dwellings, amenity space, greening, cycle parking** and associated works." Resolution to grant consent was passed on 9th October 2025 subject to minor changes to conditions and a Section 106 agreement.

The proposed housing scheme will be arranged as three separate townhouse terraces and will comprise **4 x 3-bedroom and 7 x 4-bedroom houses** with **11 off-street car parking spaces** and **gardens** to the rear of each. The proposed development will offer a total Net Saleable Area of **2,024 sqm (21,786 sq ft)**.

S.106 Payments

Flat Scheme: £89,082 plus £287,654 as payment in lieu of affordable housing.
House Scheme: £176,790 plus £1,694,597 as payment in lieu of affordable housing.

CIL Payments

Flat Scheme: £1,089,302 Indexed (of which £633,968 has been paid).
House Scheme: £1,021,370 indicated in committee minutes (we have been informed the payment made on the flat scheme can be offset).

[SUMMARY](#)

[LOCATION](#)

[PROPERTY](#)

[CONTACT](#)



EXISTING SITE



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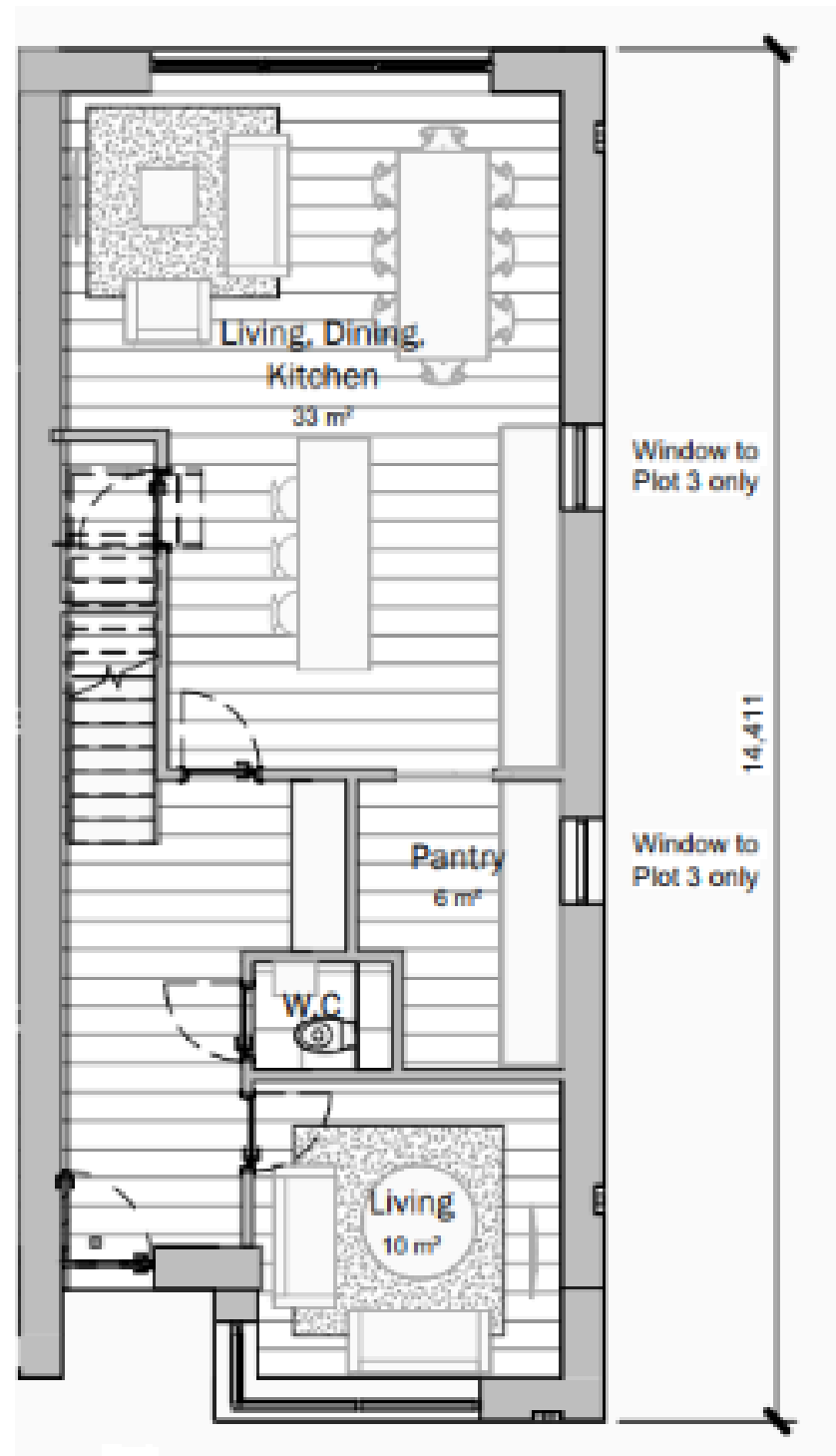
Existing Site Photos



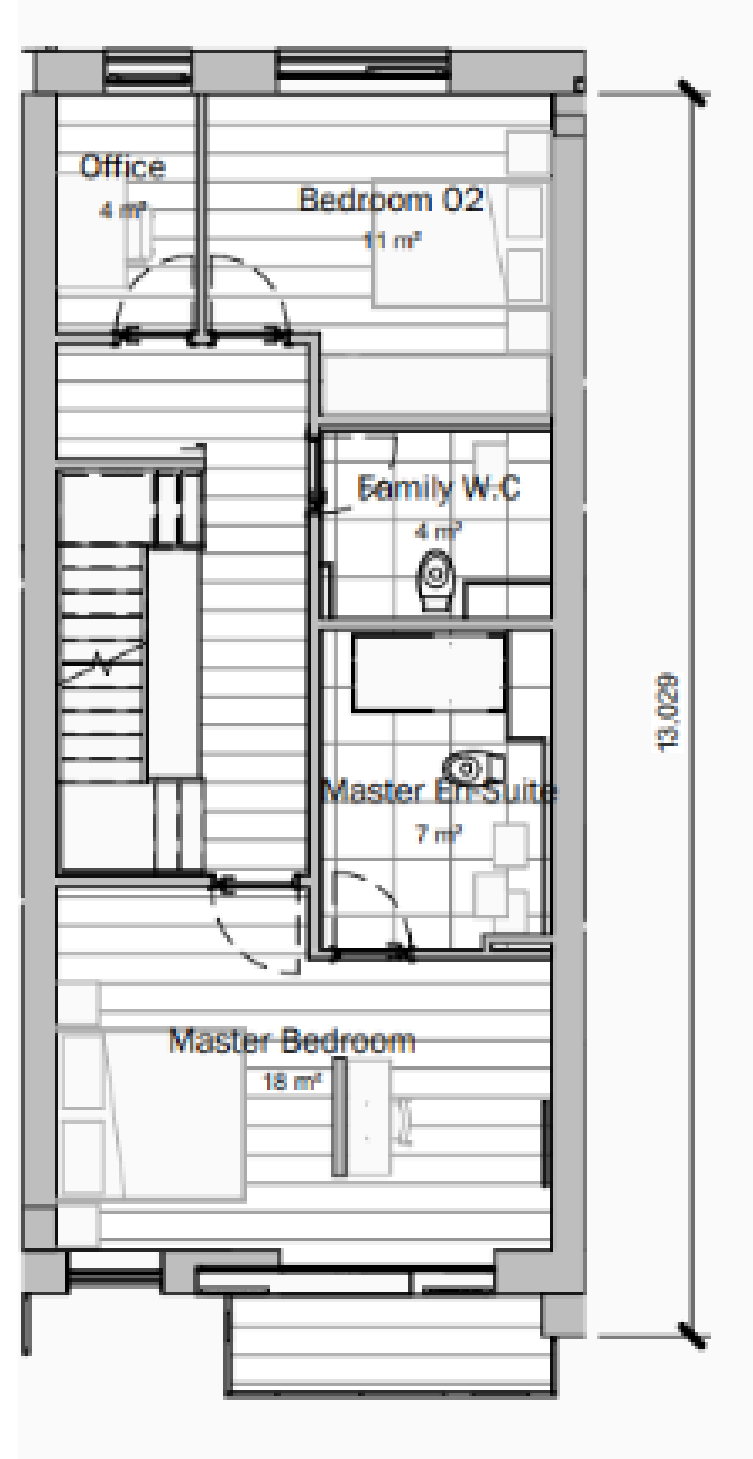
Schedule of Permitted Accommodation – Houses

Category	Type	Beds	Area (sqm)	Area (sq ft)	Height	Type
Type A	4B8P	4	194	2,088	3 storey	Private
Type A	4B8P	4	194	2,088	3 storey	Private
Type A	4B8P	4	194	2,088	3 storey	Private
Type B	3B6P - split level	3	177	1,905	2-3 storey	Private
Type B	3B6P - split level	3	177	1,905	2-3 storey	Private
Type B1	3B6P - split level side access	3	177	1,905	2-3 storey	Private
Type B2	3B6P - split level side extension	3	194	2,088	2-3 storey	Private
Type C	4B8P	4	177	1,905	2.5 storey	Private
Type C	4B8P	4	177	1,905	2.5 storey	Private
Type C	4B8P	4	177	1,905	2.5 storey	Private
Type C1	4B8P - side access	4	189	2,034	2.5 storey	Private
TOTAL		40	2,024	21,816	-	-

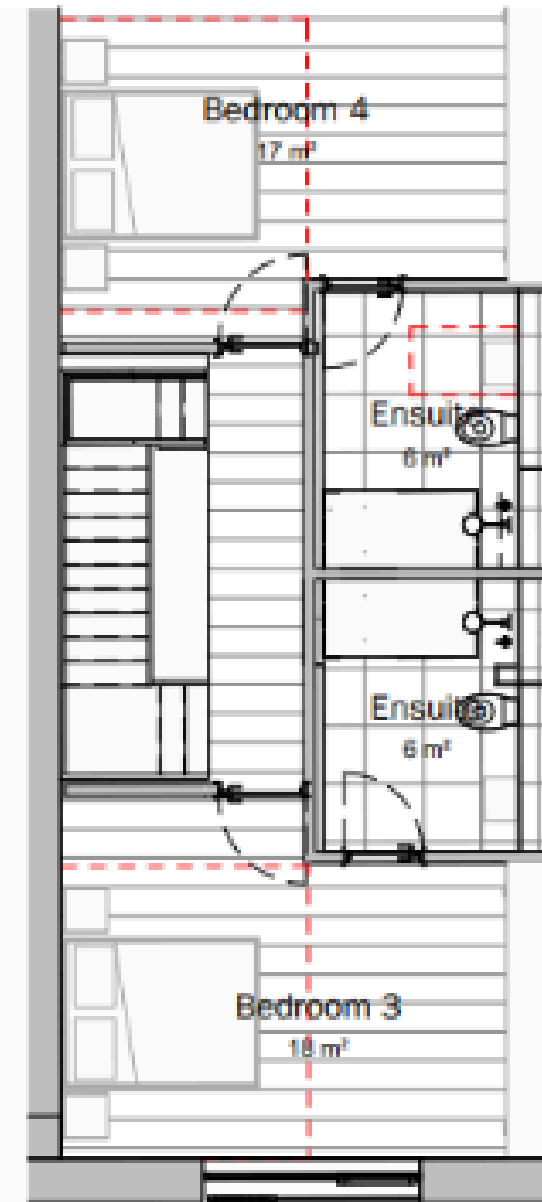
Example Floor Plan - Permitted House Scheme



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Highlights:

- All master bedrooms with his/hers sinks and walk-in shower
- Terrace A/B - master bedroom access to balcony/terrace
- Terrace A/B - Separate study room
- Photo-voltaic panels, heat recovery and air-source heat pumps
- Energy efficient cladding and solar shading
- Terrace A - Pedestrian access from Denewood Road

Example Site Plan - Permitted House Scheme

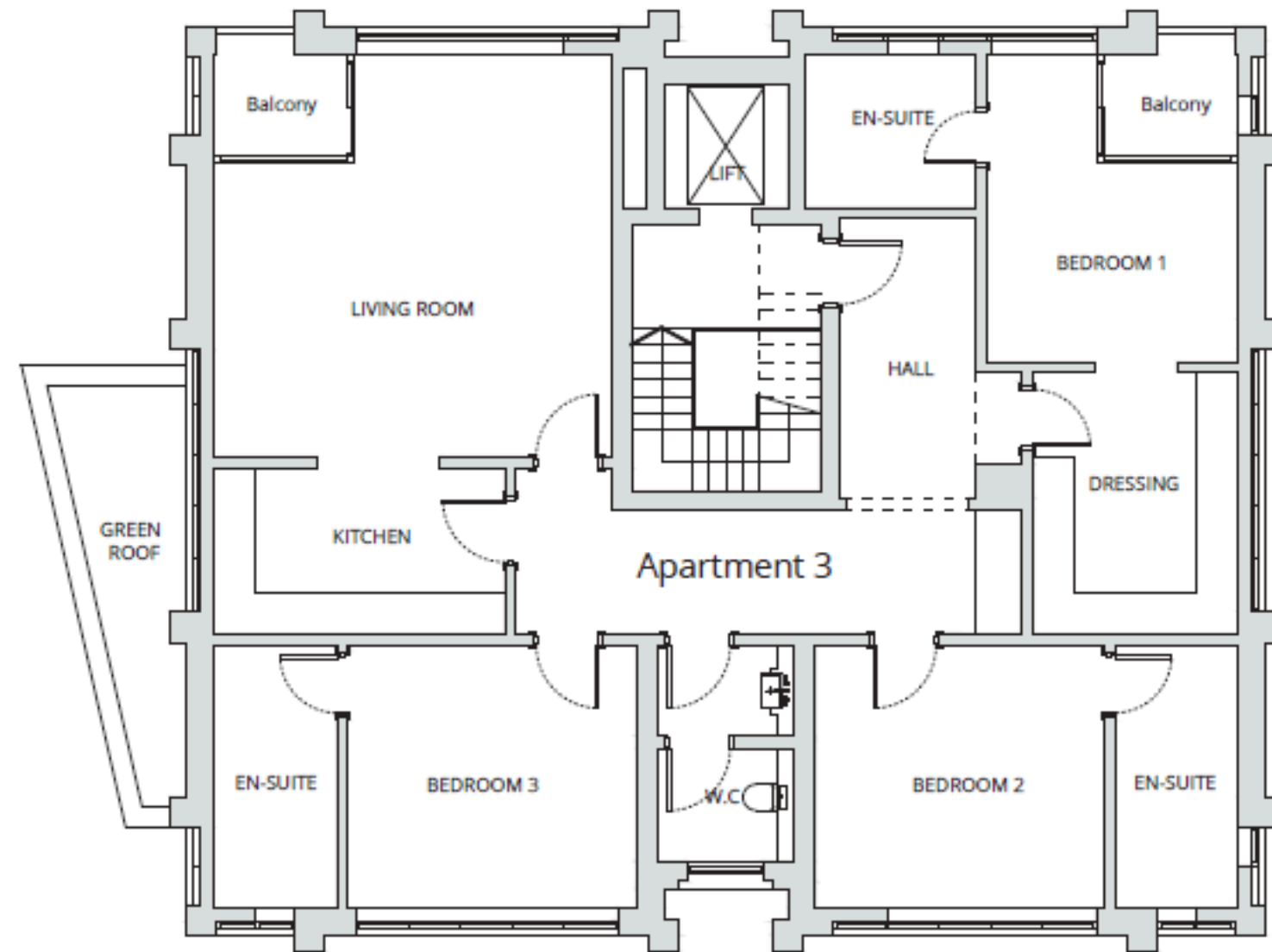




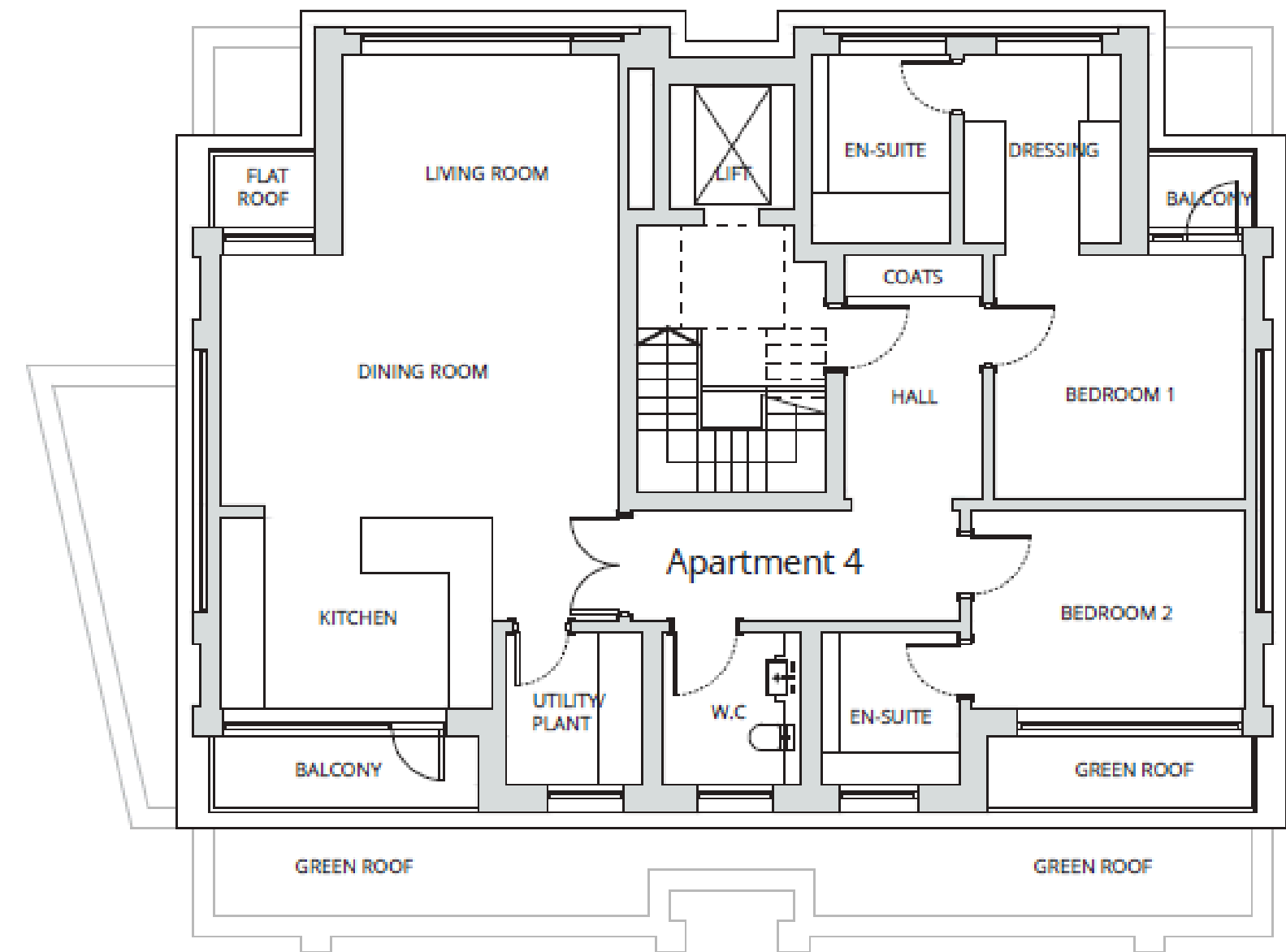
Schedule of Permitted Accommodation – Apartments

Unit	Floor	Beds	Area (sqm)	Area (sq ft)	Type
Apartment 1	LG/G	3	191	2,055	Private
Apartment 2	LG/G	3	191	2,055	Private
Apartment 3	1	2/3	174	1,872	Private
Apartment 4	2	2/3	174	1,872	Private
Apartment 5	G	1	83	893	Private
Apartment 6	G	2	175	1,883	Private
Apartment 7	G	2	138	1,485	Private
Apartment 8	G	2	111	1,194	Private
Apartment 9	1	2	156	1,679	Private
Apartment 10	1	2	137	1,474	Private
Apartment 11	1	2	115	1,237	Private
Apartment 12	G	2	153	1,646	Private
Apartment 13	1	2	122	1,313	Private
TOTAL		25	1,920	20,658	-

Example Floor Plan - Apartment Scheme

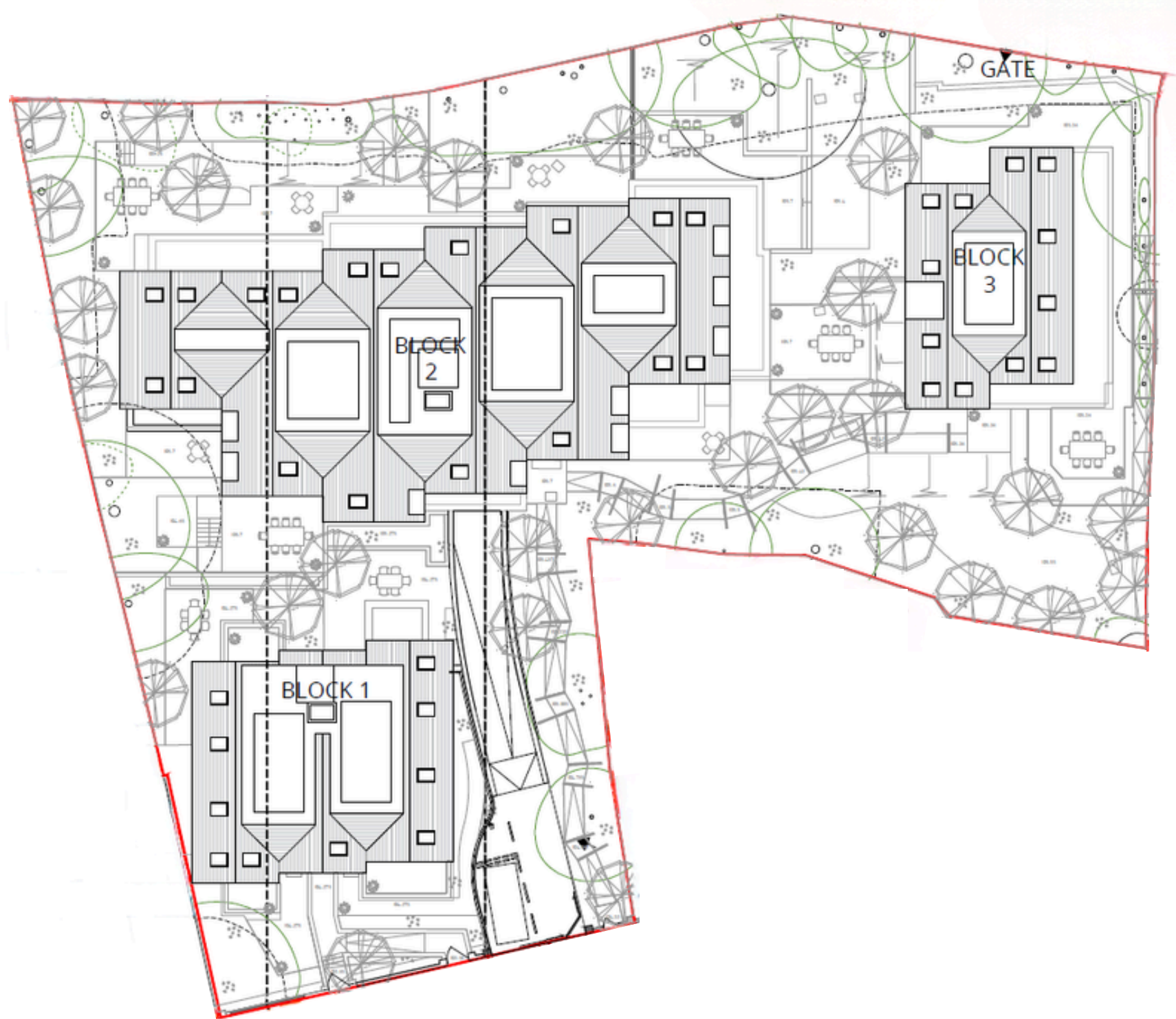


FIRST FLOOR



SECOND FLOOR

Example Site Plan - Apartment Scheme





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Tenure

The property is being sold freehold with the benefit of vacant possession.

Method of Sale

The property is offered for sale by way of Informal Tender with a bids date to be confirmed, unless sold prior.

Guide Price

We are instructed to invite unconditional offers in excess of £10,500,000 for the freehold interest, subject to contract.

VAT

TBC

Viewings

Strictly by appointment only. Please contact Vandermolen Real Estate to arrange an inspection.

Further information

Further plans and information are available by clicking the link below.

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[CONTACT](#)