

Photographs taken March, 2009

**POTENTIAL DEVELOPMENT OPPORTUNITY**



**SITUATION**

Located opposite the picturesque Highbury Fields and close to the junction with Highbury Place, Holloway Road and Highbury Corner. The property is ideally situated for the excellent public transport services from Highbury & Islington Station (Mainline & Victoria Lines) and the numerous bus routes that serve the area. In addition, the varied shopping facilities and eateries in Upper Street are within close proximity.

**PROPERTY**

Two intercommunicating Period Semi-Detached Grade II Listed buildings within the Highbury Fields Conservation Area planned on Lower Ground, Ground, First and Second Floors. In addition, the property benefits from gas central heating (not tested), **on-site parking for up to 10 cars** and **a 125 ft approx deep Rear Garden**.

**ACCOMMODATION**

<b>Site Frontage</b>	<b>Approx 102 ft</b>
<b>Site Depth</b>	<b>Approx 184 ft</b>
<b>Site Area</b>	<b>Approx 24,310 sq ft (0.55 acre)</b>
<b>Lower Ground Floor</b>	
5 Rooms, Boiler Room, Stores & 2 WCs	GIA approx 2,900 sq ft
<b>Ground Floor</b>	
Reception, 8 Rooms, Kitchen, Stores & 2 WCs	GIA approx 2,800 sq ft
<b>First Floor</b>	
9 Rooms, Copier Room, Kitchen & WC	GIA approx 2,600 sq ft
<b>Second Floor</b>	
8 Rooms, Copier Room, Stores, Kitchen & 2 WCs	GIA approx 2,500 sq ft
<b>TOTAL GIA Approx 10,800 sq ft</b>	

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant 10,800 sq ft Building with Potential Uses**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

**VENDOR'S SOLICITORS**  
Islington Council Legal Department, Town Hall, Upper Street,  
London N1 2UD. Tel: 020 7527 3386 Ref: O. Akhtar, Esq

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £250 (including VAT) upon exchange of contracts



## PLANNING

We have been informed that since October 2008 the property has been used by the Council for consulting rooms associated with the fostering and adoption of children (with associated office spaces) (D1 Use Class – see Note 1), but there is no formal planning history to this effect. Prior to October 2008, the property was used as a Child Care Home (C2 Use – see Note 1). Please refer to Auctioneers for the Planning Advice Note supplied by the London Borough of Islington.

Note 1: Subject to obtaining the necessary consents, the property may also suit the following alternative uses:

- i) Residential conversion to a number of self-contained flats, two semi-detached houses or one single house.
- ii) C1 Use Class, e.g. Hotels, Boarding Houses & Guest Houses.
- iii) C2 Use Class e.g. Nursing Homes, Hospitals, Residential Schools and Training Centres.
- iv) D1 Use Class, e.g. Medical & Health services, Creche, Day Nursery, Day Centres, Non-residential Education & Training Centres and Places of Worship.
- v) Sui Generis Use Class, e.g. Hostels.

Note 2: Completion on 14th July 2009 – See Special Conditions of Sale.

Note 3: The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of 3.75% of the purchase price in respect of the Vendor's costs.



View from Property towards Highbury Fields

