

Prime Self-Build Opportunity – Highgate

28 Shepherds Close, Highgate, N6 5AG



For Sale

Contact Us

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FOR SALE – Freehold Self-Build Opportunity

- Opportunity to acquire a self-build plot with full planning permission in prime Highgate.
- Contemporary split-level two-bedroom home approved, on a site extending to approximately 165m².
- Adjoining Parkland Walk nature conservation area, within the Highgate Conservation Area.
- South-facing courtyard, dual aspect views and excellent connectivity to Central London.

Offers invited in excess of - £600,000

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Location

28 Shepherds Close is situated within a quiet and secluded cul-de-sac in the highly sought-after area of Highgate, N6. The site directly adjoins the Parkland Walk, a protected nature conservation area of metropolitan importance, and falls within the Highgate Conservation Area, ensuring a setting of exceptional character and tranquillity.

Highgate is one of North London's most desirable and characterful locations, renowned for its village atmosphere, outstanding green spaces and proximity to Hampstead Heath. The area benefits from a strong sense of community and an excellent range of local amenities including independent retailers, restaurants and cafes along Highgate High Street, Highgate Village and Swaines Lane.

Description

The site extends to approximately 165m² and benefits from full planning permission for a contemporary split-level, two-bedroom dwelling. The approved scheme features a flat roof design with potential for a future second floor subject to planning. The site enjoys broad frontage onto Shepherds Close, a secluded rear outlook into the adjoining parkland, and a south-facing courtyard with dual aspect views east and west, providing excellent natural light throughout. A generous open-plan living and dining space opens via large sliding glass doors onto the landscaped courtyard. The scheme is ideally suited to an architect-led buyer, self-builder or design-conscious owner-occupier.

Transport & Accessibility

Despite its tucked-away setting, the property offers excellent connectivity to Central London. Highgate Underground Station (Northern Line) is within easy reach, with bus routes along Archway Road providing further connections across North London.

Wayleaves, Easements & Rights of Way

The site, outlined in red within these particulars (for identification purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist whether or not mentioned in these particulars.

Tenure & Legal

The property is offered for sale Freehold with vacant possession. The property is registered under title number: NGL493141

Each party is to bear own legal costs.

VAT

The property is not elected for VAT.

Method of Sale

The subject property is for sale via Private Treaty. The vendors reserve the right not to accept the highest, or indeed, any offers submitted.

Data Room

Further information is available via the data room which can be sent upon request.

Viewings

Viewing is strictly by appointments. Formal viewing days will be organised by Colliers.

AML / Money Laundering

In order to comply with antimoney laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the point of agreeing Heads of Terms.

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Artist's impression of approved scheme



Artist's impression of approved scheme



View from Shepherds Close looking west