



Land on the North Side of
Manse Road, London, N16 7QH

**FOR SALE – Land with full
planning permission in
Stoke Newington.**

673 sq ft
(62.52 sq m)

- Planning consented
- New-build two-storey house
- Private 118 sq ft garden
- Build GIA 673 sq ft
- Biosolar/living roof design
- Zone 2 location
- Excellent transport links via
Stoke Newington & Rectory
Road overground stations

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Summary

Available Size	673 sq ft
Price	£350,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Due for demolition

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	441	40.97	Available
1st	232	21.55	Available
Outdoor	118	10.96	Available
Total	791	73.48	

Description

A rare development opportunity in one of North London's most established residential neighbourhoods. This plot benefits from full planning permission (Hackney ref. 2025/1690, granted 31 July 2026) for the demolition of existing garages and the construction of a two-storey dwellinghouse, presenting a straightforward route to delivery for a developer, investor or self-builder.

Location

Manse Road occupies a quiet position within Stoke Newington, within easy reach of Clissold Park, Stoke Newington Church Street and Stoke Newington High Street. The site benefits from strong transport connectivity via Stoke Newington and Rectory Road overground stations, providing direct links to Dalston, Shoreditch and the City.

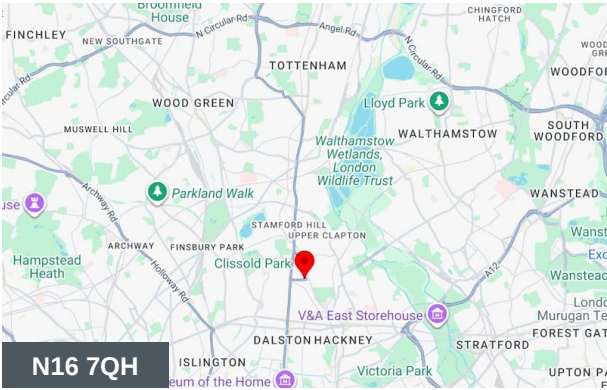
Charges

The site is subject to a Section 106 agreement, requiring contributions of £25,000 (Affordable Housing), £855 (Carbon Offset) and £2,200 (Construction Logistics and Community Safety Monitoring), payable on or before commencement.

Full planning documentation, including the decision notice and Section 106 agreement, available on request. Interested parties are advised to make their own planning and legal enquiries prior to submitting an offer.

Tree preservation order (TPO) - Boundary Trees

Two boundary trees (a multi-stem Lime and a Sycamore) situated along the party wall with the neighbouring garden at 14 Evering Road were subject to a Tree Preservation Order (TPO 4 of 2025). Following objection and supporting arboricultural evidence, consent for removal of both trees was granted by the Council on 21 August 2025, subject to conditions requiring like-for-like replacement planting (two trees of the same species, in the same vicinity, to a minimum Selected Standard size)



Viewing & Further Information



George Sarantis

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com

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DWG NO: P004A

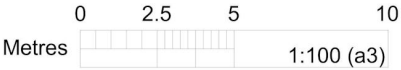
June 2025



Item 1, yellow stock brickwork
Item 2, cream / cream colored brickwork
Item 3, black grey windows / doors
Item 4, green roof with the brick
Item 5, aluminum press coping
Item 6, PV panels to specialist
Item 7, angled backed fencing



Proposed front elevation
9 Manse Rd, London, N16 7QH



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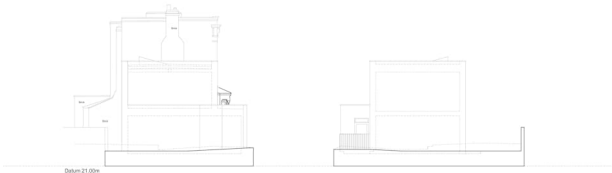
RAHUL TAHEEM LTD, Registered in England and Wales, Company registration number 12228895.
Director: Rahul Taheem (on Street, Grafton Way, 100, Registered address: 39 Walsworth Hill Avenue, London, N16 7QH, UK).

Notes

Rev	Date	Comments

Notes
This drawing is for town planning purposes only. It is not to be used for construction or any other purpose.
The client is responsible for obtaining all statutory permissions including Building Regulations approval, works under the Party Wall Act 1999, and CDM Regulations 2015.
Any signed dimensions are based on limited survey information. All dimensions are to be verified by the contractor prior to the commencement of works. Any discrepancies to be reported immediately.
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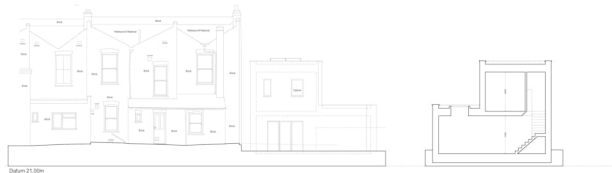
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Proposed side elevations
9 Manse Rd, London, N16 7QH



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June 2025



Proposed rear elevation and section
9 Manse Rd, London, N16 7QH



June 2025



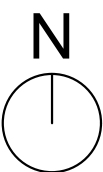
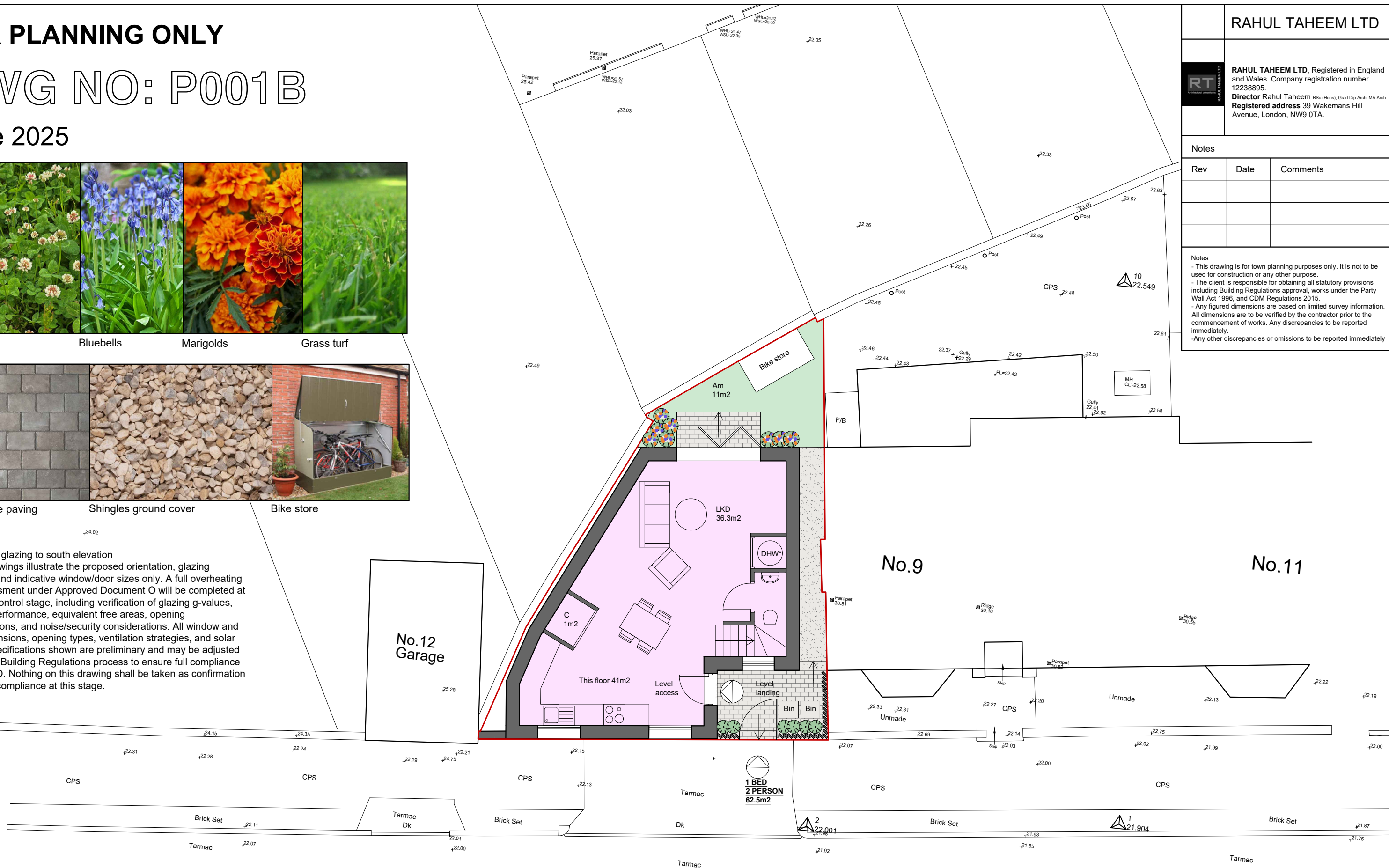
Clover	Bluebells	Marigolds	Grass turf
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Permeable paving	Shingles ground cover	Bike store
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Note solar glazing to south elevation

These drawings illustrate the proposed orientation, glazing positions and indicative window/door sizes only. A full overheating risk assessment under Approved Document O will be completed at Building Control stage, including verification of glazing g-values, shading performance, equivalent free areas, opening configurations, and noise/security considerations. All window and door dimensions, opening types, ventilation strategies, and solar control specifications shown are preliminary and may be adjusted during the Building Regulations process to ensure full compliance with Part O. Nothing on this drawing shall be taken as confirmation of Part O compliance at this stage.



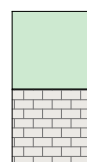
Proposed ground floor

9 Manse Rd, London, N16 7QH



Proposed structure

Proposed floor space



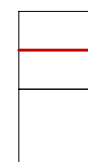
Soft landscaping

Hard standing
permeable paving



Hard standing
shingles permeable

- Demolished garage



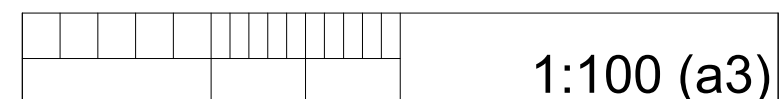
— Site boundary

0

2.5m

5m

10m



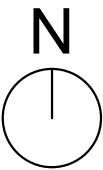
DHW* Location of aroSTOR 200L domestic hot water heat pump shown indicatively for planning purposes only. Final installation, duct routing and compliance matters subject to detailed design and Building Regulations approval.

DWG NO: P002

RT
Architectural consultants
RAHUL TAHEEM LTD

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Proposed floor space

Fire break

Demolished garage

0 2.5m 5m 10m

1:100 (a3)

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DWG NO: P003A

June 2025

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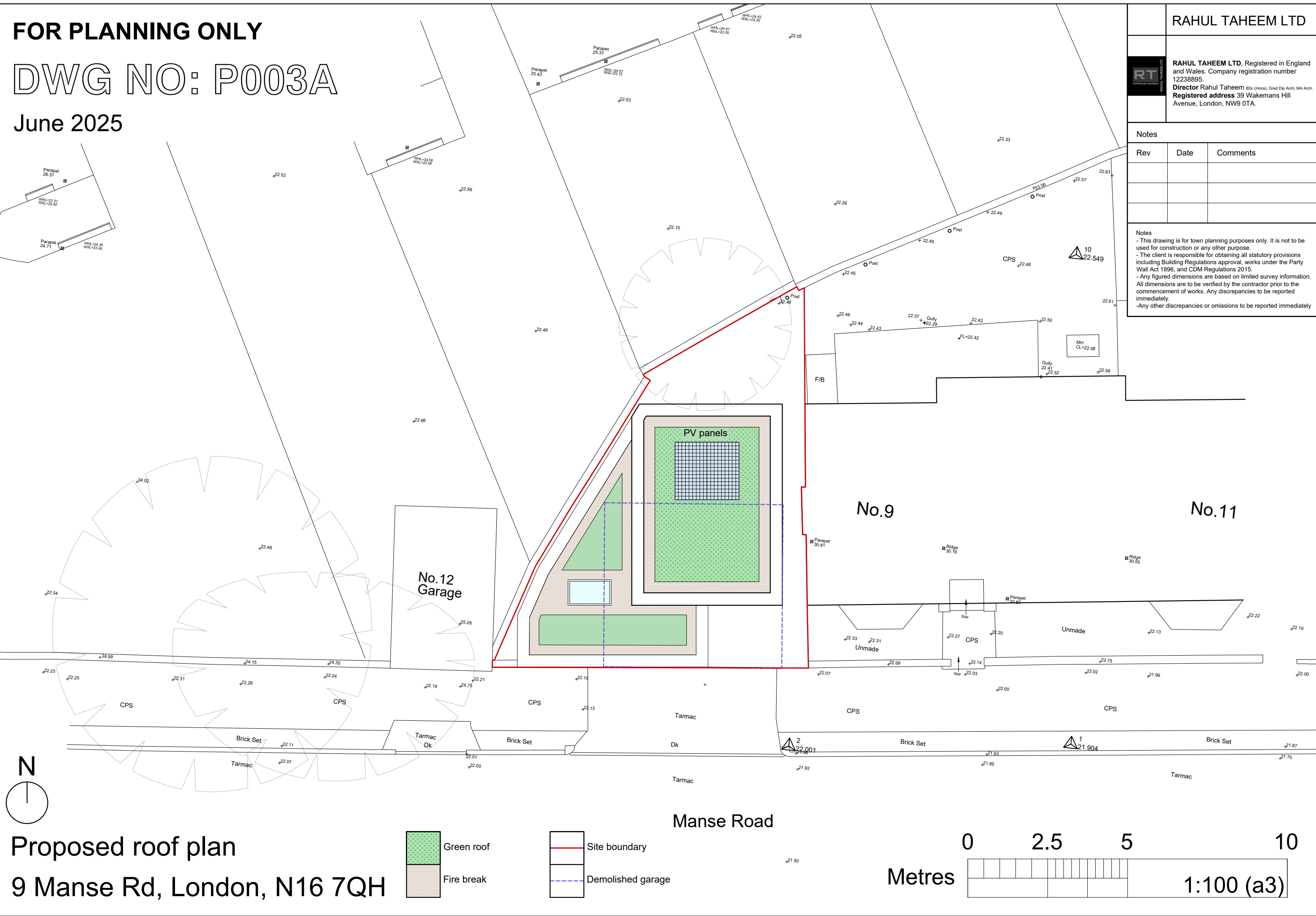
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Proposed roof plan

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