

Land to the rear of The Golden Lion

116 SYDENHAM ROAD, SYDENHAM, SE26 5JX

DEVELOPMENT OPPORTUNITY FOR SALE FREEHOLD



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LOCATION

Sydenham is a district in the south east London Borough of Lewisham approximately 1.0 mile north east of Crystal Palace and 1.8 miles north west of Beckenham. The parcel of land adjoins the Golden Lion public house, just off the A212 (Sydenham Road). The site is within walking distance of Sydenham railway station (7 mins).

DESCRIPTION

The site extends to approximately 0.19 of an acre (0.07 ha) and comprises a parcel of land currently used as a car park to the rear of the Golden Lion public house. Access to the site is from a side road just off the A212 (Sydenham Road) to the right of the pubic house.

KEY HIGHLIGHTS

- Development opportunity for sale freehold in the south east London suburb of Sydenham
- Positioned just off the A212 (Sydenham Road)
- Within walking distance of Sydenham railway station (7 mins)
- Site extends to approximately 0.19 of an acre
- Indicative architect drawings for a part two/three storey 9 residential apartment building with associated parking, landscaping and amenities extending to 6,006 sq ft
- Adjoining public house unaffected by sale
- Guide Price - Offers in excess of £550,000 on a subject to contract only basis



PLANNING

The site is not located within a conservation area and is located within Flood Zone 1. The site has a PTAL rating of 5, indicating a very good level of accessibility to local public transport facilities and it is located within 500m of Sydenham Station. The neighbouring plot of land measuring 1.58 acres to the west boundary has been included within Lewisham's local plan site allocation with an indicative development capacity of 125 units. The Local Planning Authority is [Lewisham Council](#).

DEVELOPMENT POTENTIAL

The site has potential for the erection of a part two/ three storey building comprising 9 residential apartments with associated amenities, parking and landscaping subject to obtaining the necessary planning consents. We have provided an indicative scheme to the right. Parties should undertake their own due diligence and planning enquiries for the site.

SCHEDULE OF AREAS

The latest pre-application was for a two storey 9 unit apartment scheme which is summarised below:

Unit	Description	Sq Ft	Sq M
1	2 Bed 3 Person	700	65
2	1 Bed 2 Person	549	51
3	2 Bed 3 Person	700	65
4	2 Bed 4 Person	753	70
5	1 Bed 2 Person	549	51
6	2 Bed 3 Person	700	65
7	2 Bed 4 Person	753	70
8	1 Bed 2 Person	549	51
9	2 Bed 4 Person	753	70
Total		6,006	558

INDICATIVE SCHEME

The 9 unit indicative scheme layout is provided below:

Ground Floor



Upper Floor



SERVICES

We understand the land is not connected to any services. Purchasers are advised to make their own enquiries with the utility companies.

TITLE

The site is held freehold under the Title Number 232321 however, the land to be sold is outlined in red on the below promap with rights of way provided over the area outlined in blue. An application will be made to the Land Registry to transfer part of the title once a sale has been agreed.

TENURE

Freehold with vacant possession.

TERMS

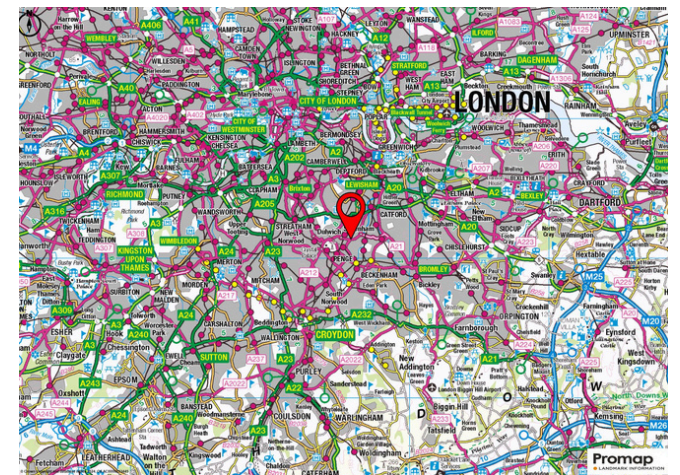
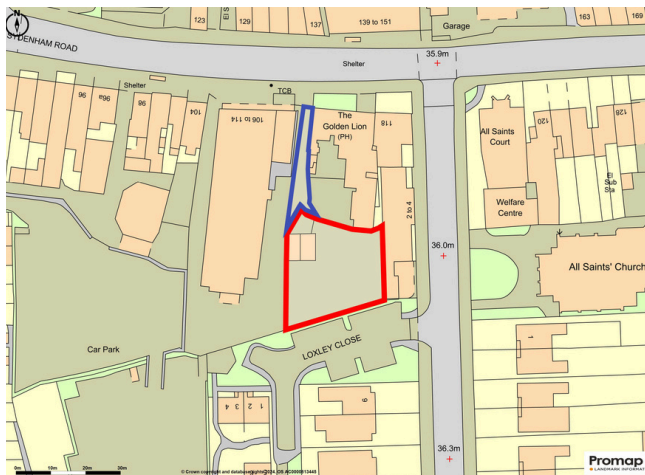
Offers in excess of £550,000 are invited for the benefit of our client's freehold interest on a subject to contract only basis.

VAT

VAT may be applicable.

DATAROOM

Access to the dataroom is available upon request.



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Designed and produced by Savills Marketing: 020 7499 8644 | 08.08.2024

VIEWINGS

The site currently operates as a car park and is open to members of the public so please undertake an inspection in the first instance. The adjoining public house is not part of the sale and under no circumstances should any staff members be approached.

CONTACT

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