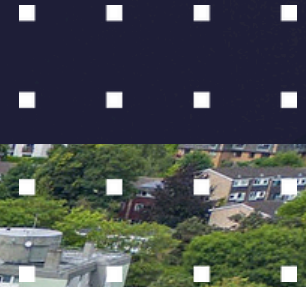


Land adjoining The Dartmouth Arms

7 DARTMOUTH ROAD, FOREST HILL, SE23 3HN

DEVELOPMENT OPPORTUNITY FOR SALE FREEHOLD



Land adjoining The Dartmouth Arms

7 Dartmouth Road, Forest Hill, SE23 3HN



LOCATION

Forest Hill is a district in the south east London Borough of Lewisham approximately 2.2 miles north east of Crystal Palace and 3.1 miles north west of Beckenham. The parcel of land adjoins the Dartmouth Arms public house, just off the junction of the A205 and A2216. The site is within walking distance of Forest Hill (4 mins) railway station.

DESCRIPTION

The site extends to approximately 0.22 of an acre (0.09 ha) and comprises a parcel of enclosed land currently used as a car park adjacent to the Dartmouth Arms Public House. Access to the site is from the A2216 (Dartmouth Road).

KEY HIGHLIGHTS

- Development opportunity for sale freehold in the south east London suburb of Forest Hill
- Positioned just off the junction of A205 and A2216 (Dartmouth Road)
- Within walking distance of Forest Hill railway station (4 mins)
- Site extends to approximately 0.22 of an acre
- Benefit of a pre-app response from Lewisham Council for an 8 residential apartment scheme extending to 6,427 sq ft
- Indicative architect scheme for a four storey apartment building with associated parking, landscaping and amenities
- Adjoining public house unaffected by sale
- Guide Price - Offers in excess of £700,000 on a subject to contract only basis



PLANNING

The site is located within Forest Hill 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 100m of Forest Hill Station. The Local Planning Authority is Lewisham Council.

DEVELOPMENT POTENTIAL

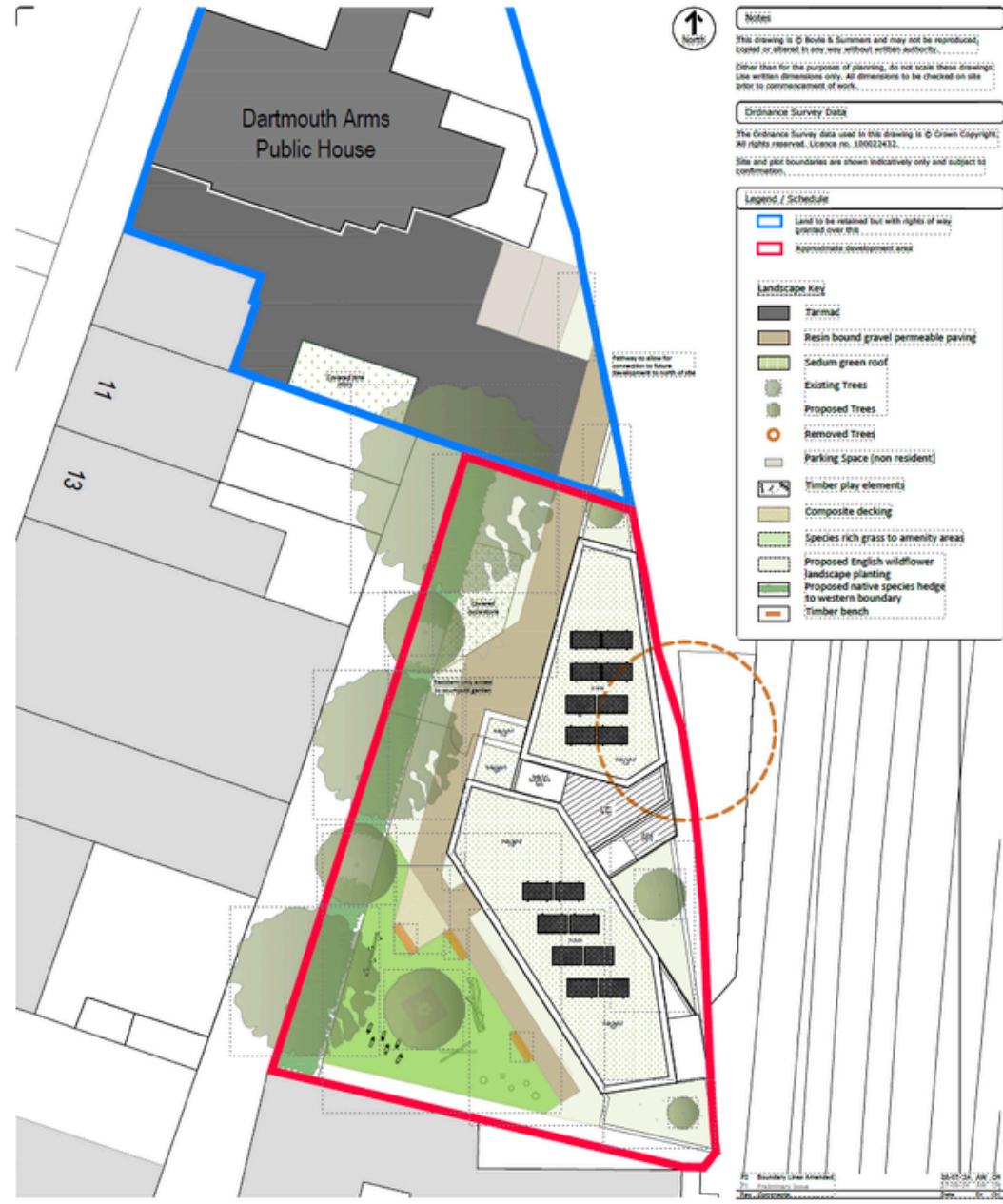
The site has potential for the erection of a four storey building comprising 8 residential apartments with associated amenities, parking and landscaping subject to obtaining the necessary planning consents. We have provided an indicative scheme on Page 5. Parties should undertake their own due diligence and planning enquiries for the site.

Our client has undertaken two pre-application meetings with Lewisham Council regarding the potential development of the car park in its entirety.

SCHEDULE OF AREAS

The latest pre-application was for a four storey 8 unit apartment scheme which is summarised below:

| Unit | Description | Sq Ft | Sq M |
|--------------|----------------|--------------|------------|
| 1 | 2 Bed 4 Person | 893 | 83 |
| 2 | 2 Bed 4 Person | 753 | 70 |
| 3 | 2 Bed 4 Person | 893 | 83 |
| 4 | 2 Bed 4 Person | 753 | 70 |
| 5 | 2 Bed 4 Person | 893 | 83 |
| 6 | 2 Bed 4 Person | 753 | 70 |
| 7 | 2 Bed 3 Person | 736 | 68 |
| 8 | 2 Bed 4 Person | 753 | 70 |
| Total | | 6,427 | 597 |



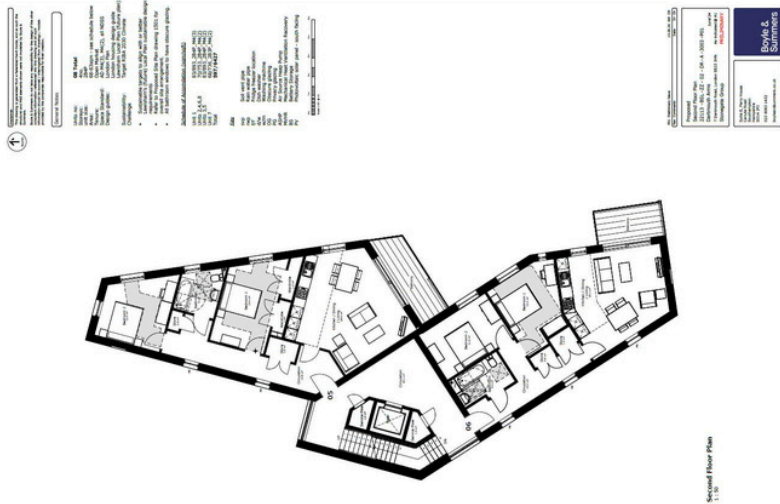
INDICATIVE SCHEME

The 8 unit indicative scheme layout is provided below:

Ground Floor



Second Floor



First Floor



Third Floor



Land adjoining The Dartmouth Arms

7 Dartmouth Road, Forest Hill, SE23 3HN



SERVICES

We understand the land is not connected to any services. Purchasers are advised to make their own enquiries with the supply companies in respect of their specific requirements.

TITLE

The site is held freehold under the Title Number 340101 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

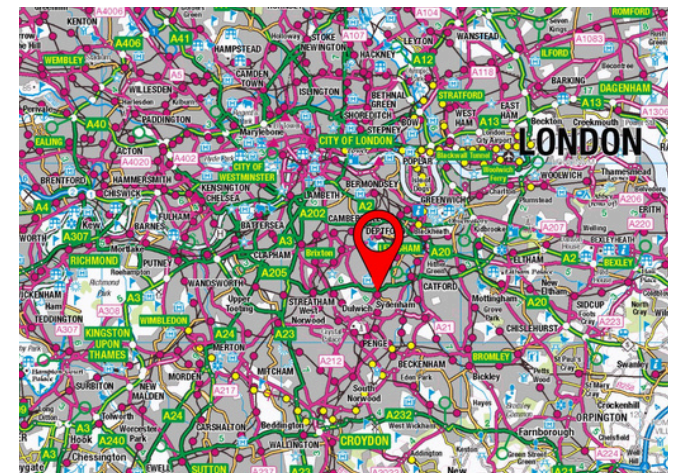
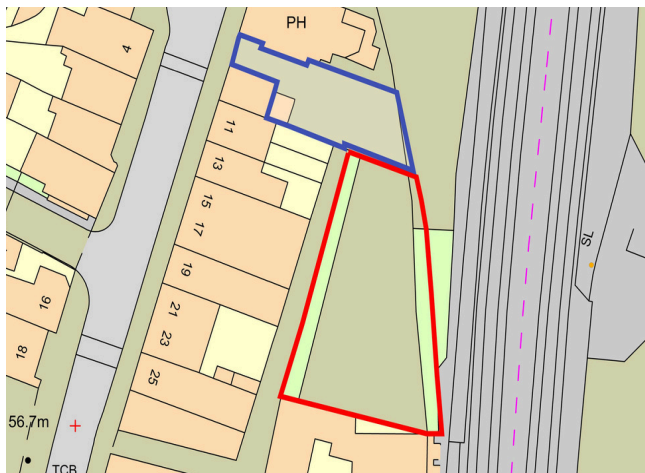
Offers in excess of £700,000 are invited for the benefit of our client's freehold interest on a subject to contract only basis.

VAT

VAT may be applicable.

DATAROOM

Access to the dataroom, which includes architects scheme and pre-app response, is available upon request.



Land adjoining The Dartmouth Arms

7 Dartmouth Road, Forest Hill, SE23 3HN



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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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