



34-40 Eastdown Park, Lewisham **SE13**

Freehold development opportunity with planning permission.



Red line for indicative purposes only

The opportunity.

34-40 Eastdown Park, Lewisham SE13 5HS

Freehold residential development opportunity located in the London Borough of Lewisham.

- Planning permission has been granted for the development of 18 private apartments and 3 private houses comprising a proposed NIA of 15,331 sq ft (1,424 sq m)
- Located on Eastdown Park, in the leafy and vibrant area of Hither Green
- Short walking distance from Lewisham town centre
- Available with full vacant possession
- Existing site approx. 0.32 acre site (0.13 hectares)
- Existing industrial building (Use Class B2) across 16,081 sq ft (1,494 sq m) GIA
- Unique housing model design by award winning Shed KM Architects



Location

The site is located on Eastdown Park, within the London Borough of Lewisham. The site benefits from close proximity to numerous parks including Manor Park, which is located only a three-minute walk to the south east, offering future residents' access to open green space on their door step.

It is situated on the west side of Eastdown Park, which comprises a residential street within close proximity to local amenities on both Lee High Road and Hither Green Lane. The surrounding context is predominantly residential consisting of semi-detached two or three and a half storey Edwardian houses with pitched roofs. Immediately to the south of the site is an existing in use electrical substation at the junction of Eastdown Park and Dermody Road. A converted warehouse sits to the south west of the boundary. To the north of site lies a line of residential terraces with long gardens.

Hither Green station is a short walk away and adjoining the station is Stapleton Road, a small mixed commercial and residential location with occupiers including a Sainsbury's, an authentic Italian restaurant, numerous cafés and an established gastropub/hotel.

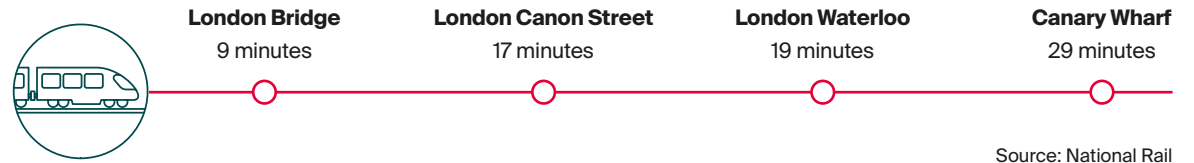
The subject site is located within close walking distance of the amenities of Hither Green Lane which is an up-and-coming local neighbourhood centre with a high quality delicatessen, cafés and a wine bar. The site additionally benefits from close proximity to vibrant Lewisham town centre which offers all necessary amenities including banks, restaurants, bars and high-profile shops such as Marks & Spencer, H+M, etc.

It should be noted that there is significant regeneration underway in Lewisham town centre including a numerous BTR and student high rise buildings under construction which inevitably will attract a significant number of new residents and visitors to the area. The regeneration includes £250 million Lewisham Gateway which will include new retail, a multiplex cinema and assorted leisure offerings.

Transport

The site is located in an area of good accessibility with a PTAL rating of 4, benefiting from a range of public transport services. Hither Green train station is located 0.4 miles to the south east and Lewisham train station located 0.8 miles to the north west. There are also 6 bus services located in close proximity to the site. Hither Green train station offers services to Central London and Kent. Lewisham train station offers National Rail and Docklands Light Railway services into Central London and beyond. The site is also located in close proximity to the A20 and the A205 which connect to several key arterial roads through the area, including the A2, the A3 and the A201.

Trains from Hither Green / Lewisham



Site description

The site extends to 0.32 acres (0.13 hectares) and comprises a part single, part two storey light industrial factory which occupies the majority of the site's footprint. The building extends to 16,081 sq ft (1,494 sq m).



Planning

Planning permission for the site was granted in November 2022 (Ref DC/20/119744) for “The demolition of existing buildings and construction of a part 4, part 5 storey building at 34/40 Eastdown Park SE13 to provide 18 split level flats (Use Class C3), together with 3, part three part two storey three bedroom houses (Use Class C3) and provision of shared communal garden, amenity space, associated hard and soft landscaping, cycle parking and bin storage.”

The planning approval is subject to a Section 106 agreement with is limited to several financial contributions.

Financial Contributions

Section 106: £65,720 – subject to indexation and Early/Late Stage Reviews
 Mayoral & Lewisham CIL: £53,198.51

The site had previously been granted planning permission in March 2019 (Ref DC/18/105760) for “The demolition of the existing buildings and the construction of a part 1, part 4 storey building with a basement at 34-40 Eastdown Park SE13 to provide a 392 sq m commercial unit (Use Class B1) with 21 flats above comprising of 8 x 1 bed, 8 x 2 bed and 5 x 3 bed”.

The proposed development

The proposal consists of 18 exemplary designed high quality, light filled one and two bed apartments, and three generously designed family homes. The majority of which are spacious one bedroomed apartments designed for two person occupation. Each unit has a unique split section which includes an element of double height space which give each apartment a enhance volume and generosity. Furthermore, each apartment/house includes a dedicated working from home area.

The architect for the scheme is award winning Shed KM Architects, who won the AJ’s Building of the Year 2022. They used intelligent design and development solutions to optimise the potential of the site, and designed a development with true character and identity. At the heart of the scheme is a shared garden designed by Wayward Landscape Architects which gives residents opportunities for growing, socialising, and relaxing.

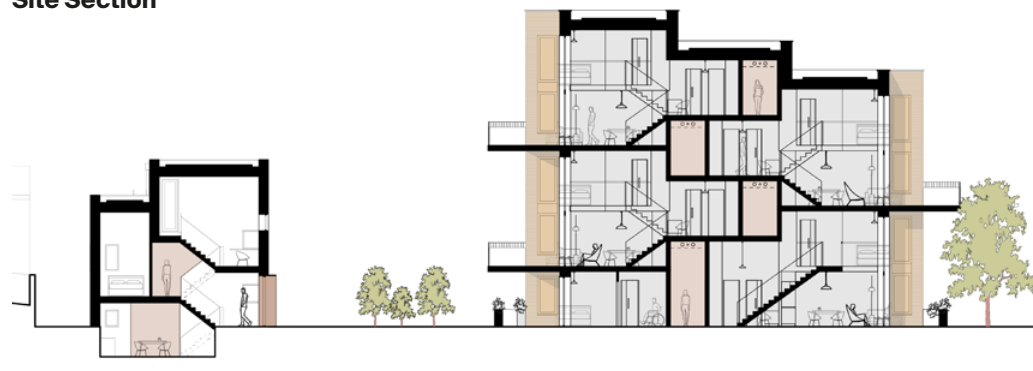
The proposed scheme has been co-ordinated with input from a full design team including landscape, structural, MEP, and building control/fire consultants. The design team rigorously refined the architecture, ensuring that the manufacture and construction approach is fully integrated into the proposal.

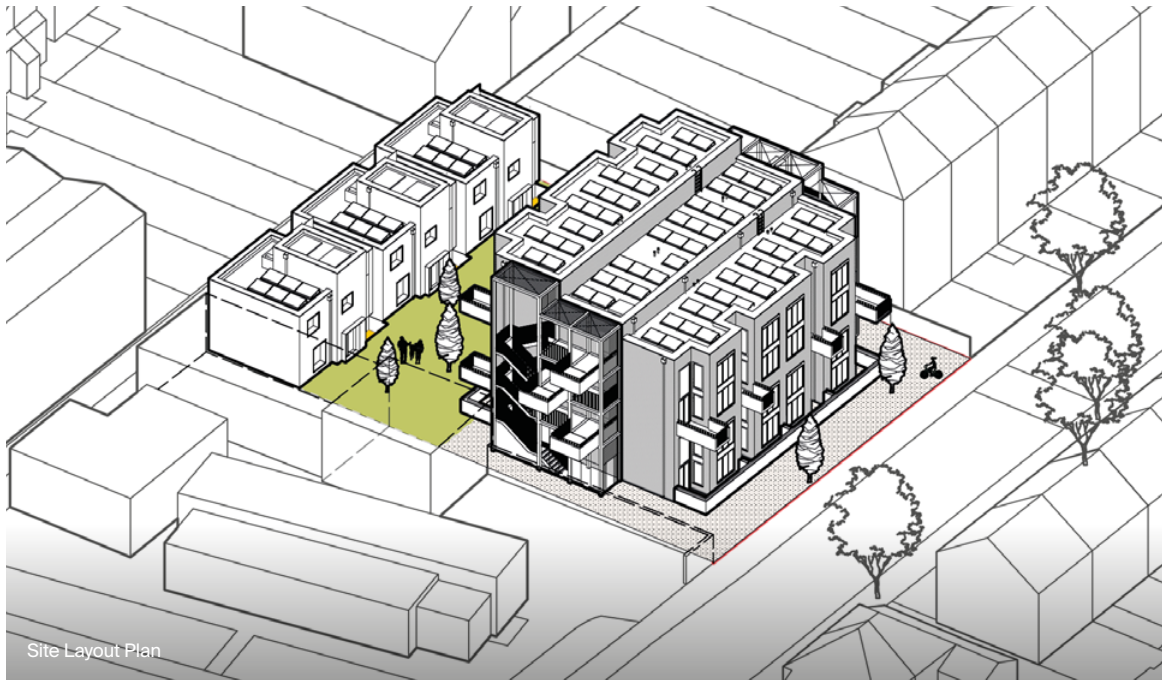
Proposed areas

The consented scheme comprises the following mix of residential accommodation:

Apartments					
Type	Floor	NIA (sq m)	NIA (sq ft)	Units	Total NIA (sq ft)
1B2P Accessible	Ground	58.0	624	2	1,249
1B2P	Ground	60.0	646	4	2,584
1B2P	First	60.0	646	4	2,584
1B2P	Second	60.0	646	4	2,584
1B2P	Third	60.0	646	4	2,584
Total NIA Apartments				18	11,585
Houses					
Type	Floor	NIA (sq m)	NIA (sq ft)	Units	Total NIA (sq ft)
3B5P	G-1	116	1,249	3	3,746
Total NIA				21	15,331
Total GIA					20,314

Site Section





Site Layout Plan



Typical Unit 3D



Site Plan - Ground Floor Plan



Communal Garden

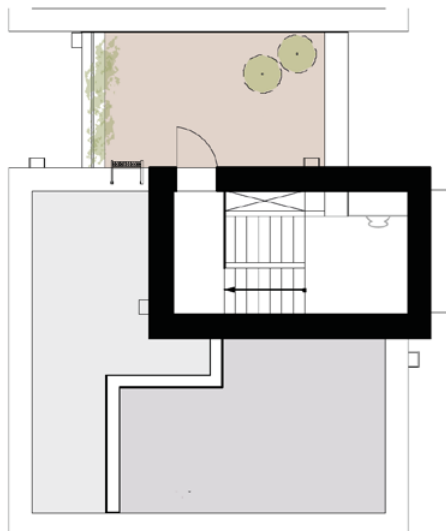
Floor plans – proposed

Floor Plan – House



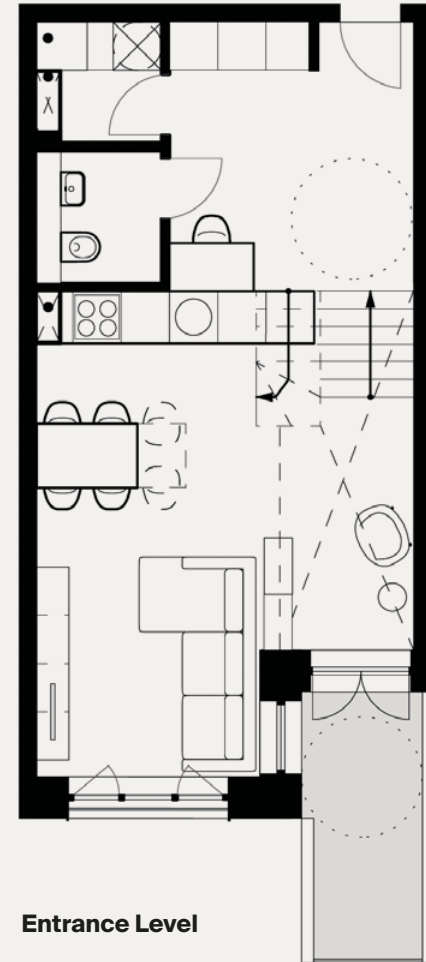
Ground Floor

First Floor

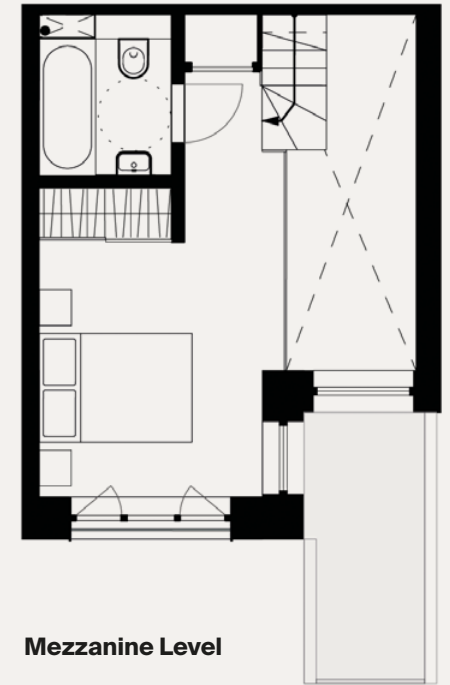


Roof Terrace

Typical Floor Plan - Apartment



Entrance Level



Mezzanine Level

Legal title and tenure

The property is held freehold. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Services

It is our understanding that mains, water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the proposed development.

Viewings

The site can be inspected externally from the public highway. The property may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT

The property has been elected for VAT.

Method of sale

The property is for sale by informal tender. Offers are invited on an unconditional basis only. Please see the dedicated website for a copy of the bid form.

Dataroom

For further information please visit our dedicated website:
<https://www.land.knightfrank.com/view/eastdownpark>

Password: **eastdown** (all lower case)



Contact us.



Should you wish to discuss the property in further detail please contact:

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2023. Photographs and videos dated October 2022.

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