



Wells Park Road | London | SE26 6RQ

Instructed on behalf of joint fixed charge receivers

This prime residential development is to be sold with the benefit of detailed planning permission for 15 private apartments.

- Approximately 0.15 acres.
- Freehold.
- Situated in a sought after South London location.
- Existing dwelling remains on site.
- There is an undecided S.73 application to increase the development to 17 units.
- All private development.
- Planning permission granted in February 2023 (Expires February 2026).
- Lewisham LPA.
- Full marketing video available on request.





Decision Notice

Application: 02 February 2021

Application No: DC/21/120262

Decision Issue Date: 15 February 2023

Lewisham LPA

Planning consent is valid for 3 years from the date of issue.

Planning Link:

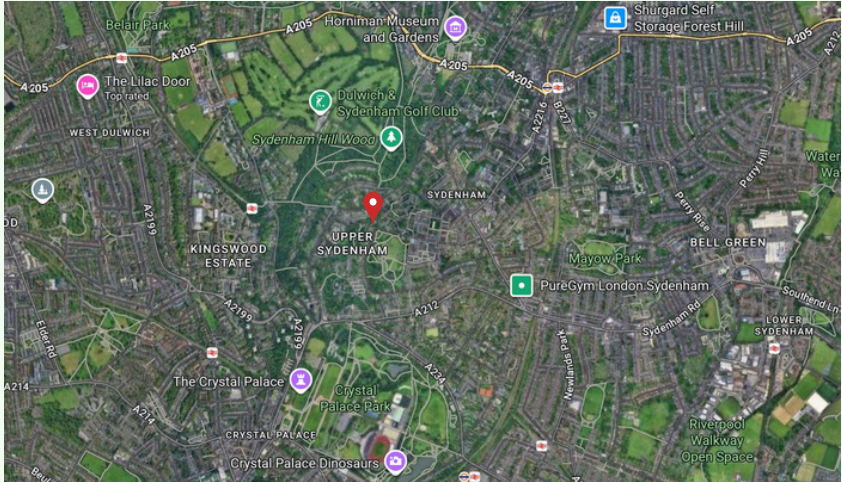
https://planning.lewisham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_LEWIS_DCAPR_108183

Demolition of existing buildings on site and the construction of a 5-storey building (plus lower ground) consisting of 5 x three bedroom, 8 x two bedroom and 2 x one bedroom self-contained dwellings at the site known as:

Hesper House, Wells Park Road, SE26 6RQ

Incorporating 6 off-street parking spaces, together with associated landscaping and refuse and cycle parking facilities.

Occupying a well contained parcel of land less than a mile from Sydenham Station



Hesper House, Wells Park Road, London, SE26 6RQ



Sydenham Hill

The site is located on Wells Park Road in Upper Sydenham (SE26), which features a mix of Victorian homes, converted apartments and attractive architecture. The area has seen significant growth in new build developments such as the nearby Exeter Place development, constructed by Crest Nicholson.

This is a popular and established residential area which benefits from local parks, amenities, independent cafés, pubs and restaurants.

The site is walking distance from excellent bus and rail transport links. Just a stroll from Hesper House, Sydenham Hill station provides regular services to London Victoria in as little as 15 minutes, offering effortless connections to the heart of the capital.

Crystal Palace Park and the charming Mayow Park create perfect settings for family days out.

Meanwhile, the vibrant neighbourhoods of Crystal Palace and Dulwich present an abundance of dining, leisure, and cultural experiences to enjoy both relaxed weekends and lively evenings close to home.





Sydenham is a sought after area for commuters, offering train services to London Bridge and Victoria in around 20 minutes

Rail Connections

- Sydenham – **0.9 miles** (walk or drive) Zone 3, Windrush Line.
- Sydenham Hill – **0.5 miles** (walk) **1.2 miles** (drive) Southeastern trains, Chatham Main Line.
- Lower Sydenham – **1.6 miles** (walk or drive) Southeastern Metro route, Hayes Line.

Bus Connections

There are two conveniently positioned bus stops on Wells Park Road. Routes: 202, 363, and the night bus N63.

These services connect to Crystal Palace Parade, Blackheath, Elephant & Castle and Peckham.

Airports

Distances taken from google maps.

- London Heathrow (LHR) – **22 miles**
- London Stansted (STN) – **44 miles**
- London Gatwick (LGW) – **23 miles**

A wide range of educational opportunities make Sydenham and the surrounding area an appealing location for families, with an excellent selection of good and outstanding Ofsted-rated schools



Primary

- Kelvin Grove Primary School – **0.5 miles** (walk) **0.6 miles** (drive).
- Eliot Bank Primary – **0.7 miles** (walk) **0.9 miles** (drive).
- Dulwich Wood Primary School – **0.7 miles** (walk) **1.3 miles** (drive).

Secondary

- Sydenham High School – **0.6 miles** (walk) **0.7 miles** (drive).
- Sydenham School – **0.7 miles** (walk or drive).
- Kingsdale Foundation – **1.1 miles** (walk) **1.6 miles** (drive).

Independent

There are many independent schools around the area, with schools such as Sydenham High School, Dulwich Prep & Senior School and Dulwich College all within a mile of Hesper House.

For further information on local schools and education, visit Lewisham Council's schools and education services page.

<https://lewisham.gov.uk/myservices/education/schools>

Services

It is the responsibility of the purchaser to determine whether the current supplies are adequate for their proposed use.

VAT

We understand that the land is not elected for value added tax (VAT). In situations where a sale of any part or right attached to it becomes chargeable for VAT purposes, the responsibility for paying the tax falls to the Purchaser.

S106 Agreement

Purchasers are advised that the approved development is subject to a Section 106 agreement. If you have any additional questions regarding the agreement contact Lewisham LPA S106/CIL team on: cil@lewisham.gov.uk

Local Planning Authority

Lewisham Council
Website: www.lewisham.gov.uk/myservices/planning
Direct Line: 020 8314 7400
Email: planning@lewisham.gov.uk

Title & Tenure

HMLR Title Number 425258 (Freehold)

Viewings

The site may be inspected strictly by appointment only. Please contact the sales team at Rybull Group to reserve a viewing time.

AML Counterparty Checks

A successful bidder will be required to provide information to satisfy our AML requirements. This includes all documents and ID to comply with HMRC's Anti-Money laundering requirements. You will also be required to provide Rybull Group with the source and proof of funds.

Method Of Sale

The Freehold interest is to be sold unconditionally with the benefit of full planning permission.

Bid deadline: Thursday, 16th October 2025

As sole agents, all offers, and interest should be directed to: sales@rybull.co.uk

The sellers reserve the right to reject the highest bid or indeed any bid at their discretion.

Guide Price

Offers in Excess of £2,500,000



Plot	Type	Beds	Floor	Parking	SqM	SqFt	Value	£/sqft	Observations
1	Flat	1B 1B	G		56	603	£455,000	£755	Garden
2	Flat	2B 1B	G		64	689	£530,000	£769	Garden
3	Flat	3B 2B	G		97	1044	£755,000	£723	Garden
4	Flat	2B 1B	1		65	700	£550,000	£786	Balcony South Facing
5	Flat	2B 1B	1		64	689	£530,000	£769	Balcony North Facing
6	Flat	3B 2B	1		97	1044	£770,000	£737	Balcony South Facing
7	Flat	2B 1B	2		65	700	£555,000	£793	Balcony South Facing
8	Flat	2B 1B	2		64	689	£530,000	£769	Balcony North Facing
9	Flat	3B 2B	2		97	1044	£770,000	£737	Balcony South Facing
10	Flat	1B 1B	3		59	635	£475,000	£748	Recessed Balcony South Facing
11	Flat	2B 1B	3		64	689	£535,000	£777	Balcony North Facing
12	Flat	3B 2B	3		88	947	£750,000	£792	Recessed Balcony South Facing
13	Flat	1B 1B	4		52	560	£480,000	£858	Roof Terrace South Facing
14	Flat	2B 1B	4		63	678	£540,000	£796	Balcony North Facing
15	Flat	3B 2B	4		88	947	£775,000	£818	Roof Terrace South Facing
						11657	£9,000,000	£772	

The inclusion of 6 parking spaces, each expected to sell for £15,000, would enhances the potential GDV by £90,000.

Comments: The prices quoted in this schedule are our opinion of achievable prices in today's market, taking into account the plans and specification on the planning portal. We have assumed a satisfactory specification for a scheme of this nature & that the properties will benefit from good quality finishes.

The prices are given in good faith and for your companies exclusive use and do not represent a formal valuation for a loan or bank security. They should not be disclosed to a third party without prior written consent. We have assumed that all the necessary planning & building regulations will be sought and adhered to.

Boundaries, Plans, Distances & Areas

Any boundaries, plans, distances or areas quoted within these sales particulars are strictly for identification and guidance only.

Interested parties are reminded that the land is sold in accordance with the Land Registry Title plans and contract plans, therefore a purchaser must satisfy themselves as to the boundaries and the quantity of land being purchased through the legal process. If you are unsure, please take the advice of your own legal representative.

The Purchaser(s) will be deemed to have full knowledge of all boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof. The specified information within these details are given for guidance purposes only and without responsibility. Purchasers should not rely upon the information as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

Health & Safety

Prospective Purchasers must have regard for their own safety during viewings. The Vendors and their Agents do not accept any responsibility for any accident or injury as a result of viewings.

Disclaimer

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

About Rybull Group

Rybull Group understand and appreciate the extensive work involved in the development cycle.

We work with Landowners across the South of England to guide them through to the sale of land and property assets.

As specialist Land & New Homes agents, we possess the expertise, resources, and commitment to ensuring the customer journey is streamlined from start to finish. We are experts in bridging the gap between landowners and professional Purchasers of land.

Rybull Group leverages a powerful combination of a vast professional network and cutting-edge technology. Our industry relationships open doors to exclusive opportunities, while our dedication to staying at the forefront of technological advancements, ensures that you have a competitive edge in the sale and marketing of land, commercial and residential new homes.

We are continually looking to adapt and develop innovative strategies to ensure the success of each sale.

Our aim is to make the whole process as smooth as possible, with communication at the core of our continued success.



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Get In Touch

For further information or to arrange a site inspection, please contact a member of our sales team.

Email: sales@rybull.co.uk

Landline: +44 (0) 1923 549 153

Address:

Rybull Group, 1-3 Old Mill Lane, Hunton Bridge, Kings Langley, WD4 8RD

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