



Silverdale, SE26 | £325,000

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NEW HOMES



In General

- Offers in the region of £350,000
- Planning granted for erection one-off, new-build, low-energy timber-framed and timber-clad, two-storey eco-house
- Architecturally designed eco-home

In Detail

Description

Forest House is a consented, one-off, new build development opportunity for a low-energy timber-framed, timber-clad, two-storey architecturally designed eco-house. The house is a 2,605 sqft 4-bed timber-framed house, with the potential to separate part of it off to create a standalone, separately accessed 'studio house' with a small garden (STPP). This would leave a 3/4 bed main house with front and rear gardens. All mature trees and a self-sown hedgerow will be retained as an integral part of the design. The house has been specifically designed with surrounding nature in mind with laser scanning used to accurately model the trees in 3d. Designed by award-winning architect and self-builder Jonathan Pile of Oval Partnership Architecture. Inspiration coming from a previous project by director Jonathan Pile, which was nominated for RIBA House of the Year 2019 and as a result, was featured on the Grand Designs RIBA House of the Year series in 2019.

Location

The site is well located in the heart of Sydenham, a fast-developing area of South East London. It is within 0.1 miles of Sydenham Station offering regular trains into London Bridge as well as having good access to nearby shops and amenities of Sydenham. The site is also well connected to the wider South East London areas and has good transport links to Crystal Palace, Dulwich and Forest Hill in the locality.

Existing

The site is clear of any buildings with a light vegetation covering. Design Designed by award winning architect and self-builder Jonathan Pile of Oval Partnership Architecture Ltd. Project inspired by his previous design famed for being the Grand Design's House of the Year 2019, South London House, Deptford.

Price

Offers in the region of £325,000 for the freehold interest.

Method of Sale

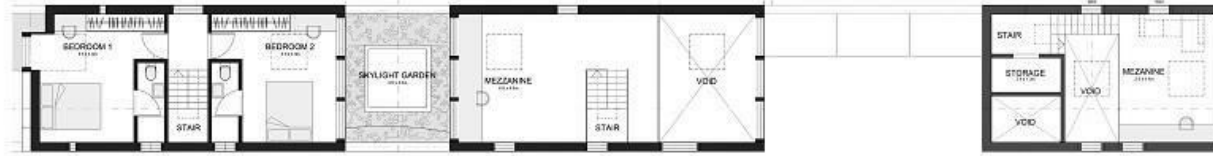
The Property is being offered for sale via Informal Tender. All offers should be submitted in writing along with proof of funds and details of any previous schemes.

VAT

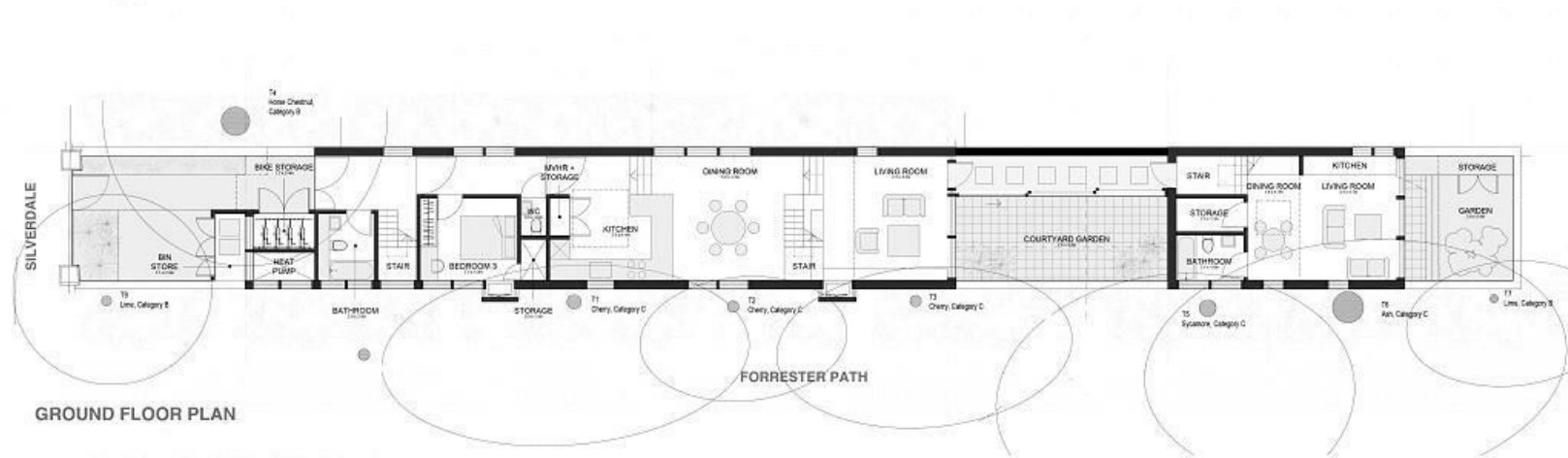
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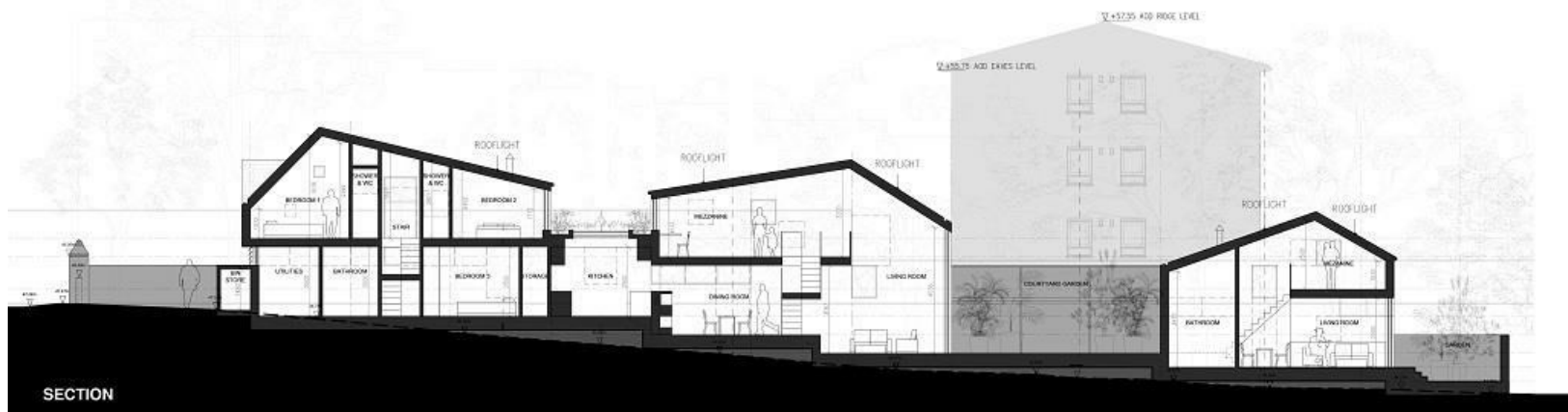
Floorplan



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
81-101)	B		
69-80)	C		
55-68)	D		
39-54)	E		
21-38)	F		
1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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