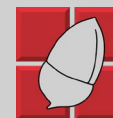




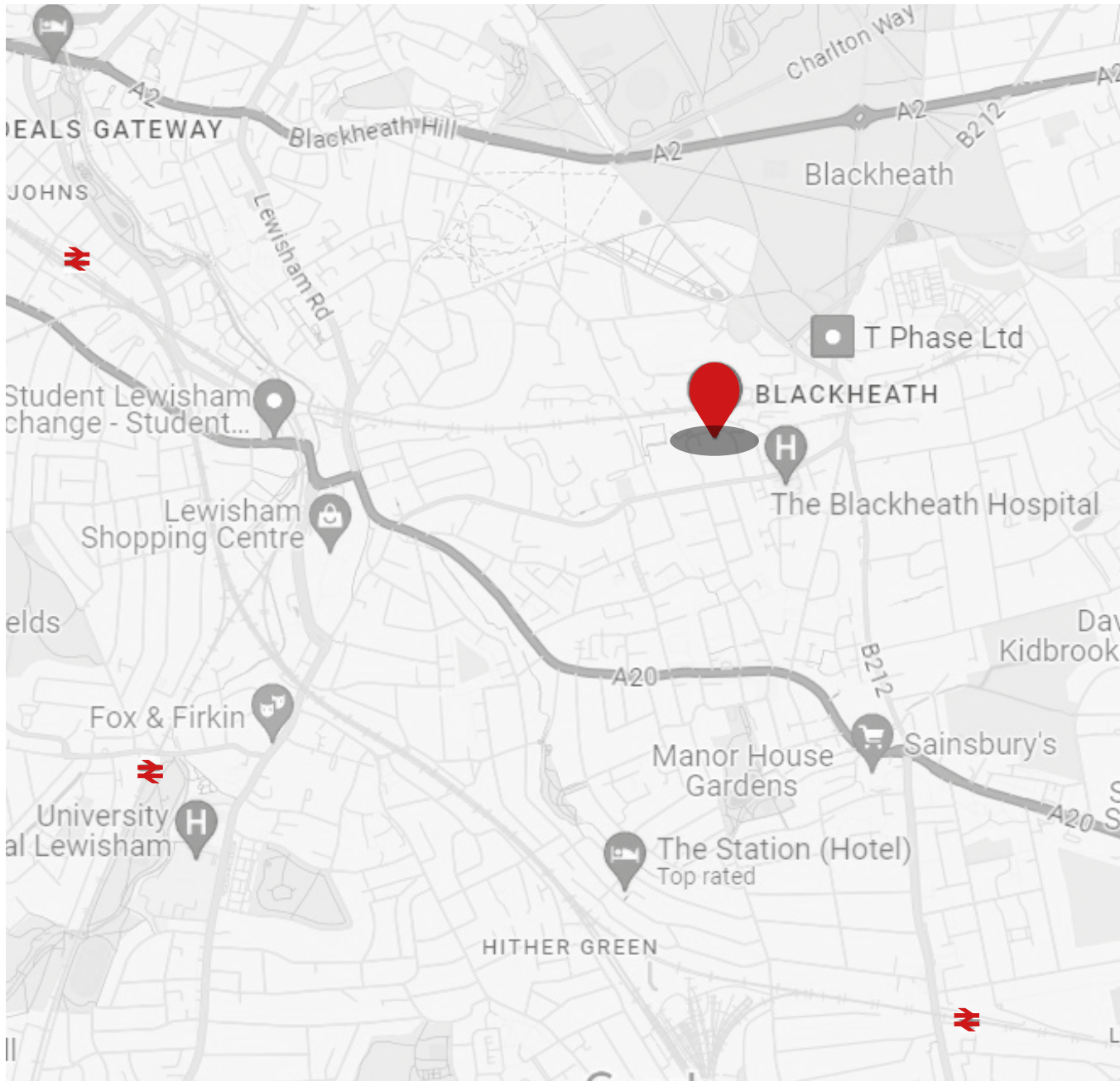
## Land at 8 The Glebe, Blackheath, London SE3 9TG

Prime development plot with consent for a strikingly modern luxury home



**acorn**

Commercial, Investment & Development



- Incredibly rare development site for sale
- Extant consent for luxury home
- Ideally located in sought-after Blackheath Village
- Planning for modern 4 bedroom house
- Approved GIA 2,841sqft on generous plot
- Fantastic opportunity for developer or self-builder
- OIRO - £1,500,000 F/H

### Description

Blackheath Village is a location in which land for development very rarely comes available. It's even more unusual that an opportunity presents itself to build a luxury family home on a generous secluded plot, but that's exactly what we're offering for sale. Located on one of Blackheath's most sought-after and affluent roads, this site benefits from a wide street frontage and comes complete with planning permission for the construction of a detached home designed by award-winning local studio Suzanne Brewer Architects. The approved house is strikingly modern, will extend to 2,841sqft GIA and offer an open-plan living/dining area, 4 bedroom, 4 bathrooms, office, gym, snug, generous gardens and parking for two cars. The site will certainly appeal to local developers, but also offers the opportunity for a high-end self-build project.

### Location

The subject property is located at the bottom of The Glebe on the internal, non-railway side of the road. The Glebe runs off of the B220 Lee Terrace close to the junction with Lee Road. Blackheath Station is just a quarter mile walk and offers regular services to London Charing Cross and Cannon Street throughout the day. The London Bridge service takes as little as 15 minutes. Blackheath Village offers a cosmopolitan array of boutiques, cafes and restaurants, whilst the open spaces of Blackheath (0.5 miles) and Greenwich Park (1 mile) are within walking distance.



## Planning

Full planning permission for application DC/19/114927 was granted on appeal on 23rd March 2021 under ref APP/C5690/W/20/3257192 for the erection of a single dwelling house and associated works including replacement parking spaces for the existing house at number 8 The Glebe. Our client has subsequently implemented the planning permission by completing the removal works and installing the replacement parking spaces. As such the consent is extant.

## Services

Interested parties are advised to make their own enquiries in respect of service connections, although we anticipate all utilities being available in The Glebe.

## CIL/S106

Self-building exemption has been granted against the full balance of the Local and Mayoral CIL until 22nd February 2025. If the property is not developed for self-build purposes the liability at the point of consent was £49,641.43 (subject to indexation).

## Terms

Unconditional offers in the region of £1,500,000 are invited for the vacant freehold interest. A deadline for offers may be set and as such interested parties are advised to contact our office for further information.

## VAT

VAT is not applicable in this matter.



CGI



CGI

## Further Information

The following documents are available upon request:

- Copies of the approved plans
- Appeal Decision
- CIL Notice

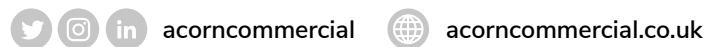
## Viewings

Viewings of the plot are available strictly by prior appointment. No casual callers please – CCTV is in operation and dogs patrol the site!



## Contact

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