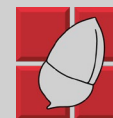




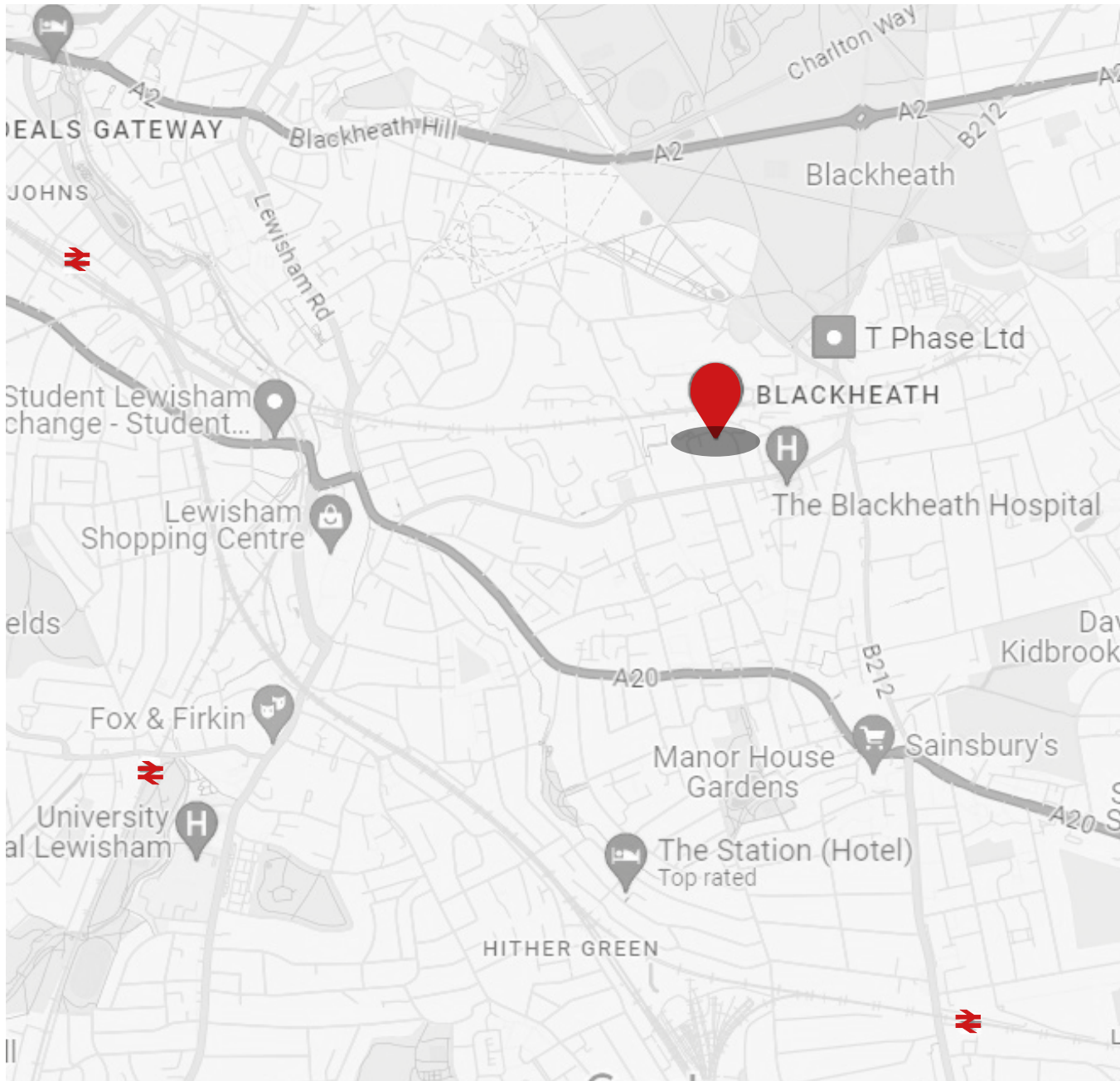
Land at 8 The Glebe, Blackheath, London SE3 9TG

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

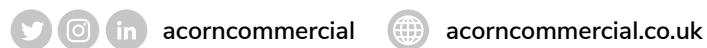
Viewings

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



Contact

Steven Flannighan
020 7089 6555
commercial@acorngroup.co.uk



120 Bermondsey Street, London SE1 3TX 020 7089 6555
9 St Marks Road, Bromley, Kent BR2 9HG 020 8315 5454

This brochure and its content is copyright of Acorn Limited. All rights reserved. Any redistribution or reproduction of part or all of the contents in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content, nor may you transmit it or store it in any form. Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.