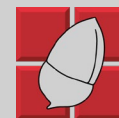




CGI

1-3 Ashby Road, Brockley, London SE4 1PR

Consented development opportunity in the popular Brockley Conservation Area



acorn

Commercial, Investment & Development

Unit	Floor	Type	Description	Size (sqm)	Size (sqft)
Flat 9 (1)	First	Convert & extend	3 bed 5 person apartment	93	1,001
Flat 10 (2)	First	New build	1 bed 2 person apartment	51	549
Flat 11 (3)	Second	New build	1 bed studio apartment	42	452
Flat 12 (4)	Second	New build	2 bed 4 person apartment	71	764
Total	-	-	-	257	2,766

- Consented freehold development opportunity for sale
- Extension of existing studio flat plus 3 further new flats
- Popular Brockley SE4 Conservation Area (Zone 2)
- GDV - £2,050,000
- Guide price - £750,000 F/H

Description

1-3 Ashby Road is a low rise two storey freehold block of 9 flats in located in the popular Brockley Conservation area.

This is the opportunity to purchase the freehold plus flat 9 (currently a studio flat) of 1-3 Ashby Road with planning permission to convert and extend flat 9 and the existing studio flat into a 3 bedroom flat and then build 1 new flat to the side and 2 flats above.

The Brockley Conservation area within Zone 2 is a sought after location.

Planning Permission

Planning permission was granted by Lewisham Council on 20th November 2023 under reference no. DC/23/130234) for the "...Construction of part single-storey and part two-storey roof extensions to create 3 self-contained flats, together with the conversion of an existing studio flat to provided additional living accommodation at 1-3 Ashby Road SE4, with associated cycle storage, refuse storage and a new green roof."

MCIL2 and Lewisham's CIL will be chargeable on the new build floorspace, and we have been advised that the contributions are estimated to be £36,138.04 (£21,760.54 Lewisham CIL and £14,377.50 MCIL).

Further information regarding CIL Contributions can be found on Lewisham Council's website.



CGI



Freehold / Legals

The purchase is freehold. 8 of the flats have been sold off privately on individual leases. There is a headlease in place to Grey GR / Railpen. Once the 4 flat development is complete and the flats sold the freehold can be transferred to Grey GR / Railpen for £1 at their request

Terms

Guiding £750,000 for the freehold, studio flat and planning permission.

VAT

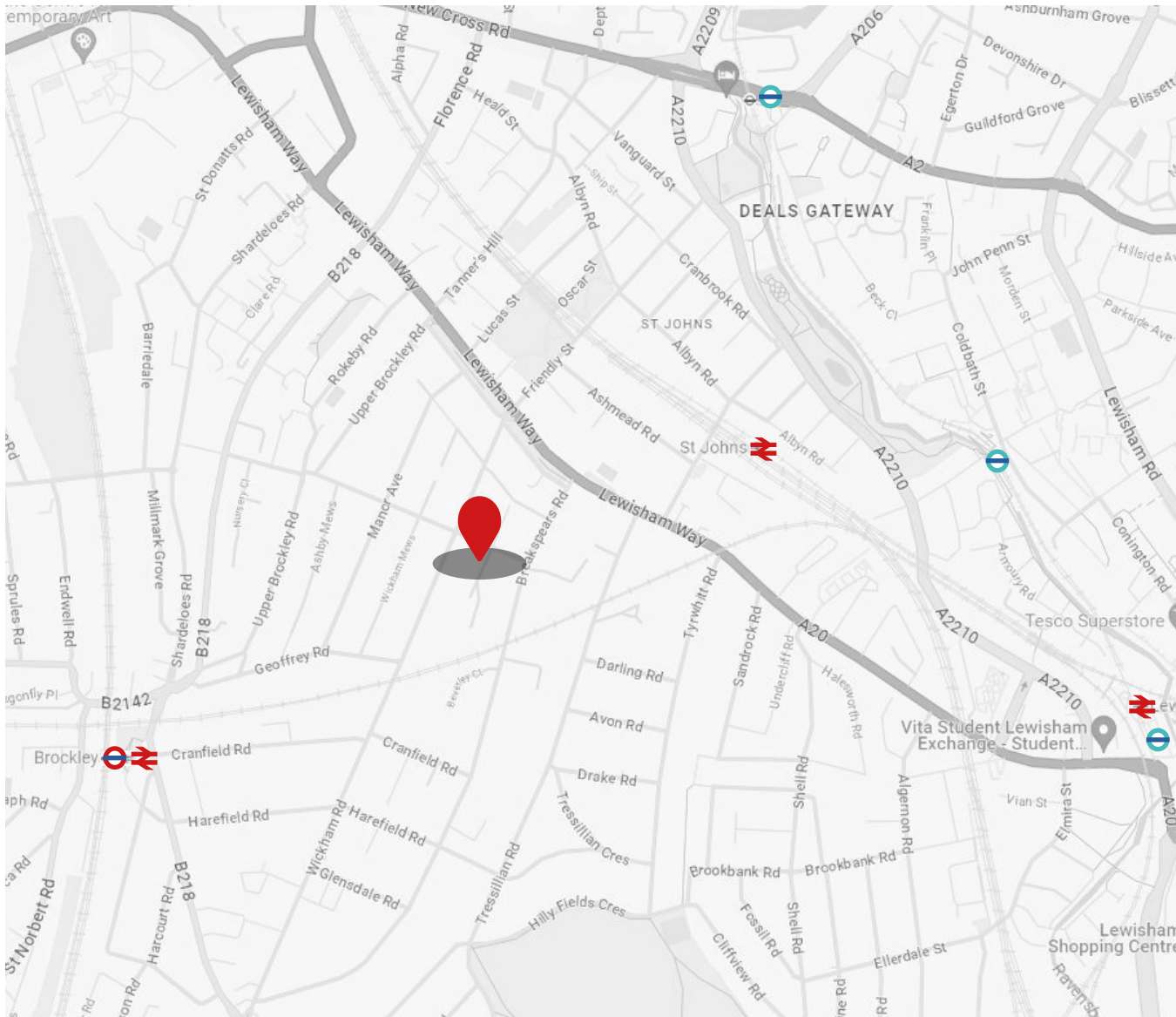
We understand that VAT is not applicable, and is therefore not applicable on the sale price.



Further Information

The following further information is available upon request:

- Planning consent
- Consented plans
- Existing plans
- Design & Access Statement
- Structural report
- Acorn New Homes Anticipated Resale Values
- Title & Title Plan



Location

The site fronts Ashby Road just outside the centre of Brockley SE4. Brockley is an affluent area in South East London and mostly comprises residential Victorian period properties, but also benefits from good local schools, lots of parks / open spaces, and a quirky high street. National businesses with a presence in the immediate area include the likes of Sainsbury's & Co-Op.

Both Brockley Train Station and St Johns are within 0.6 miles providing access onto the Southern & London Overground lines. Between these lines, direct connectivity to: London Bridge in 13 minutes, Cannon Street in 17 minutes and Shoreditch High Street in 18 minutes. Numerous local buses serve the immediate area.

Viewings

The site can be viewed externally from the roadside. Any onsite inspections are strictly by appointment only.

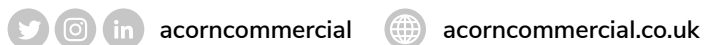


Contact

**Tom Luck or
Adam Miles**



020 8315 5454
commercial@acorngroup.co.uk



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