

For Sale



241 Stanstead Road, Forest Hill, London, SE23 1HU

Consented Development Opportunity in Forest Hill

- Guide Price - £1,600,000
- Planning granted for 2 x 2 Bed Houses, 2 x 2 Bed Apartments, 4 x 1 Bed Apartments along with retained Social Club commercial space.
- GDV – c. £4,400,000

Description

241 Stanstead road is a consented development opportunity, with planning to be granted for the 'Redevelopment of the property at No 241 Stanstead Road SE23 to provide 5 self-contained flats on the upper floors, retaining social club on the ground floor, together with extensions to the rear, providing two 2 storey, two-bedroom houses and, 1 two bedroom self-contained flat to the rear fronting onto Park Rise Road.'

The permission provides 2 x 2 Bed Houses, 2 x 2- bed, 4 x 1 bed units all with private amenity space along with commercial space on the ground floor retained as a social club.

The CIL payment has been confirmed at a figure of £50,714.43. Full liability notice from Lewisham available on request.



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All Enquiries:

Jack Tucker
Development Consultant
jack@pedderproperty.com
0208 702 9999

Location

The site is located in the London Borough of Lewisham, just outside Forest Hill. Being 0.9 miles from Forest Hill Station providing excellent transport into Central London via both the Overground line and direct trains into London Bridge in 23 minutes.



Side Elevation



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Proposed Accommodation

Residential

Unit	Floor	Bedrooms	Amenity	Sq m	Sq ft
1	House	2B 3P	Patio Garden	89.0	958
2	House	2B 3P	Patio Garden	83.0	893
3	1	2B 3P	Terrace	70.0	753
4	1	1B 2P	Terrace	49.0	527
5	1	1B 2P	Balcony	48.0	517
6	2	1B 2P	Balcony	49.0	527
7	2	1B 2P	Balcony	48.0	517
8	3	2B 4P	Balcony	74.0	797

Commercial

Unit	Sq m	Sq ft
Social Club	185	1,991
Total	185	1,991

Existing

The site is occupied by the social club. The club is no longer in use.

Planning

Lewisham planning reference – **DC/22/126177**

Price

Guide price of £1,600,000 for the freehold interest.

Method of Sale

The Property is being offered for sale via Private Treaty.

All offers should be submitted in writing along with proof of funds and details of any previous schemes.

VAT

We understand that VAT is not applicable on this property.

Information Pack

Please contact either Jack@pedderproperty.com or Harry@pedderproperty.com for a link to all the documents, our GDV and comparable evidence.



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