

Development Opportunity For Sale



25 Church Rise, Forest Hill, London, SE23 2UD

Consented Development Opportunity in Forest Hill

- Asking Price - £1,500,000
- Planning Granted for 3 x 4 Bedroom Houses
- Large, unique, luxury houses (all over 2,200 sqft)
- GDV – c. £4,550,000

Description

25 Church Rise is a consented development opportunity with planning granted for “The construction of 3, three storey plus basement, four-bedroom houses on the site of 25 Church Rise SE23, together with parking to the front of one house, associated landscaping, refuse stores and cycle stores.

Both Mayoral and Lewisham CIL totals approximately £106,000.

The proposed scheme has a total GIA of 6,931 sqft (644 sqm). The site is currently clear with a light vegetation covering.

There is also the option to purchase 27 Church Rise. 27 Church Rise has planning for a substantial extension and requires full refurbishment. All planning documents can be found at DC/23/131258 on Lewisham Planning Portal. More information available on request.



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All Enquiries:

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

Location

The site is located within the London Borough of Lewisham, just moments away from Forest Hill. The location provides excellent transport links into Central London via both the Overground line and direct trains into London Bridge and London Liverpool Street within 27 minutes.



Red Outline – 25 Church Rise, Blue Outline – 27 Church Rise

Rear Elevation



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Proposed Accommodation

Residential

Unit	Floor	Bedrooms	Bathrooms	Amenity	GIA Sq m	GIA Sq ft
1	LG/2	4b7p	3 + WC	Garden	207	2,228
2	LG/2	4b7p	5 + WC	Garden	214	2,303
3	LG/2	4b7p	5 + WC	Garden	222	2,390
					644	6,931

The houses feature an impressive layout with a large family room on the lower ground floor with natural light being provided by a full height atrium. The lower ground floor also has a separate home office space.

The ground floor comprises of a large kitchen/living space to the rear along with a separate reception room at the front of the property.

The first and second floor is split between the four bedrooms with all but one being en-suite. Floorplans available by request and on the Lewisham website.

Existing

The site is currently clear with a light vegetation covering.

Planning

Lewisham planning reference – **DC/23/130563**

Price

Guide price of £1,500,000 for the freehold interest of 25 Church Rise.

27 Church Rise - £1,100,000

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

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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