



1 Dacre Place, Greater London SE13



Harpers & Co



1 Dacre Place, SE13 5DJ

- RARE TO MARKET
- 4 BED MODERN DETACHED GATED PROPERTY
- SECLUDED CUL DE SAC
- GDV APPROX £1.7-£1.9mn
- 2 MINS WALK TO BLACKHEATH STATION
- WALLED PLOT & PARKING
- DESIRABLE ADDRESS
- FULL PLANNING GRANTED (now lapsed)
- EARLY VIEWINGS ADVISED

Dacre Place, London
A unique rare to market development opportunity

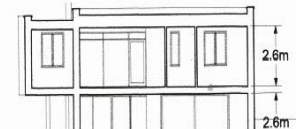
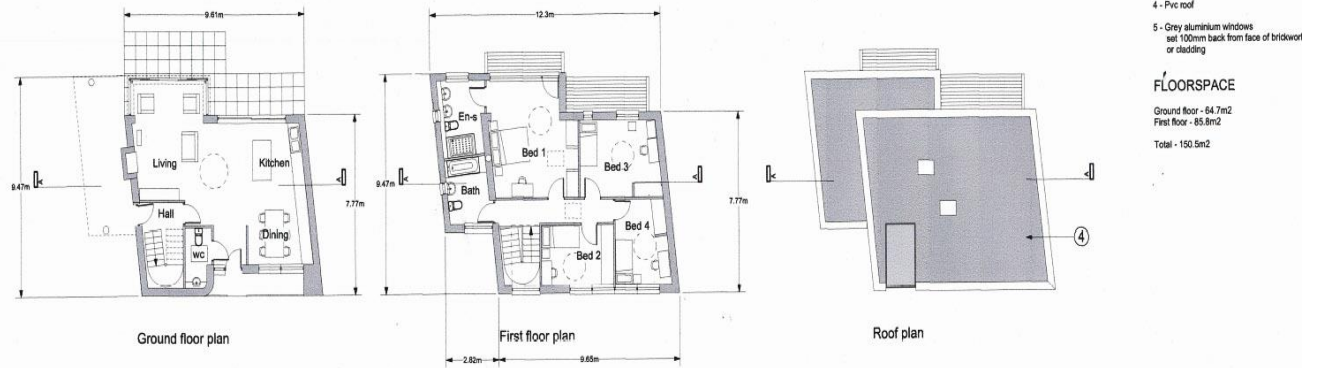
Property Summary

DEVELOPMENT SITE IN BLACKHEATH VILLAGE/LEWISHAM BORDER within 2 mins of beautiful Blackheath Village and all its enviable amenities, restaurants, bars, delis and excellent train links to Charing Cross and Lindon Bridge.

Character period Coach-house with Yard and excellent access to lapsed planning for redevelopment for exclusive 4-bedroom modern detached house consent. see Lewisham planning portal ref: DC/16/095938 or LE/474/1/TP.

Proposal Demolition of the existing building at 1 Dacre Place, SE13, together with change of use from a car hire premises (use class Sui Generis) and the construction of a two-storey four-bedroom dwelling (use class C3) with associated landscaping, bin storage and cycle storage. Status Decided Decision Granted Decision Issued Date Fri 07 Jul 2017 Please note Lewisham have confirmed they would look favourably again upon the same scheme being resubmitted or similar schemes. Applicants are encouraged to make their own enquiries before viewing and also read the details enclosed.

The vendors have already made considerable progress and inroads at expense on surveys (trees, light and other surveys) which can be provided after viewing. The sale is as a result of the vendors children's educational circumstances have changed prompting the sale. Unconditional offers only.



Accommodation

LOCATION

This unique to the market walled plot with a period coach house in situ is located prominently on the prestigious Dacre Place, one of the areas favoured locations. Within walking distance 2 mins from the centre of Blackheath Village and the mainline station with fast trains to London Bridge and Charring X. The plot is gated and private and located in a cul de sac only really used by residents. Dacre Place provides easy access to the A2 Central London, and Greenwich/ Lewisham.

DESCRIPTION & PLANNING CONSIDERATIONS

This gated and secluded plot comprises a *SUI GENERIS* warehouse which was in previous incarnations an old Coach House and in more recent times a garage to house limousines. The property has recently benefited from a successful planning application to redevelop the site into a detached 1500 sq ft exclusive home with a modern design. See Planning ref: DC /16/095938 or go to Lewisham planning portal to see Full Planning documentation and reserved matters. See link https://planning.lewisham.gov.uk/online-applications/applicationDetails.do?keyVal= LEWIS_DCAPR_83161&activeTab=summary

Lewisham Planning would look favourably on the same planning be resubmitted. Research has indicated that the end build built to a high standard would command a Gross Development Value (GDV) of between £1.7mn to £1.9mn depending on specification and would provide a private exclusive and gated home in one of the areas most favourable roads.

TERMS

This site is offered Freehold for Sale with lapsed planning for OFFERS IN REGION OF £900,000-00 Unconditional offers only & proof of funding will be necessary. ***Interest is encouraged from serious inquiries only and viewings are by appointment only through Sole Agents Harpers & Co on 01322 524425.***

LEGAL COSTS

Each party to pay their own legal costs in this transaction.

VAT

This property is not elected for VAT and so no VAT is eligible.

RATES

Our vendor has confirmed that this property has been removed from the VOA listings and is therefore zero rated.



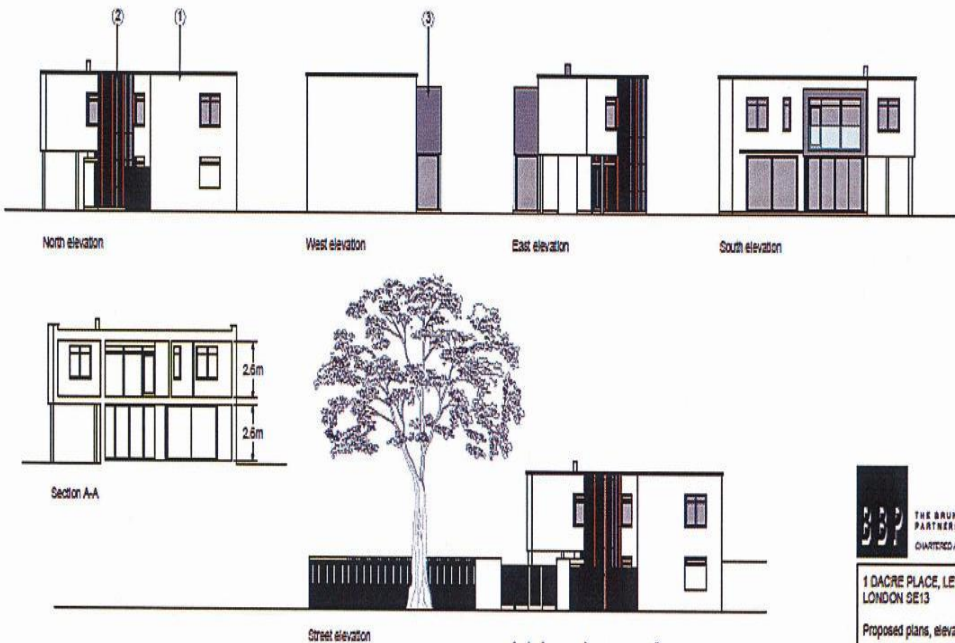
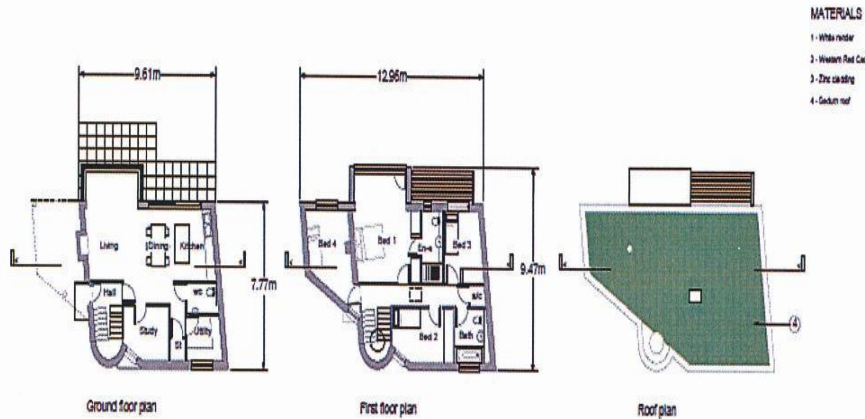
HARPERS & CO SPECIAL REMARKS

This unique rare to the market presents a wonderful opportunity to create a modern and bespoke high-end residence in one of the most secluded but centrally located areas of Blackheath Lewisham borders. Within 2 mins you can stroll to Blackheath Village and enjoy the enviable amenities of the Village, its multiple restaurants, bars and delis and excellent train links into Central London.

This will suit owner/occupiers with a design flair hankering after something different and special and who have an eye for detail and privacy. We welcome all serious enquiries.

For further enquiries contact Mr Jak Kypri Director Harpers & Co on 01322 524425 or email jak@harpersandco.com





Energy Performance Certificate Non-Domestic Building



1, Dacre Place
LONDON
SE13 5DJ

Certificate Reference Number:
9855-3070-0336-0090-3191

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 108 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m ²):	130
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	4.08
Primary energy use (kWh/m ² per year):	24.11

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.