



ABOUT THIS HOME.....

EXCEPTIONAL DEVELOPMENT OPPORTUNITY | SE23 | £400,000 GUIDE PRICE

A RARE OPPORTUNITY TO ACQUIRE A PRIME RESIDENTIAL DEVELOPMENT SITE IN SE23, OFFERED VIA A FREEHOLD SALE. PLANNING PERMISSION WAS GRANTED ON APPEAL (REF: APP/C5690/W/23/3319232, DATED 28 FEBRUARY 2024) FOR THE CONSTRUCTION OF TWO CONTEMPORARY THREE-BEDROOM FAMILY HOMES, DESIGNED BY ARCHITECTS KEHOEWALSH AND SET BEHIND BRADGATE HOUSE ON THE SOUGHT-AFTER ST GERMAN'S ROAD. EACH UNIT IS ARRANGED OVER TWO STOREYS (APPROX. 96 SQM AND 100 SQM GIA) WITH PRIVATE AMENITY SPACE, INWARD-FACING COURTYARDS FOR PRIVACY AND LIGHT, AND SUSTAINABLE FEATURES INCLUDING GREEN ROOFS, RAINWATER HARVESTING, AND BIODIVERSITY-FOCUSED LANDSCAPING.

THE SCHEME INCLUDES SECURE CYCLE STORAGE AND IS CAR-FREE IN LINE WITH LOCAL PLANNING AND TRANSPORT ACCESS (PTAL 4). THE BUILDING REGULATIONS APPLICATION HAS ALREADY BEEN SUBMITTED AND IS NEARING APPROVAL, FURTHER REDUCING DEVELOPMENT RISK. THE SITE'S ESTIMATED GDV IS £1.7 MILLION, AND THE PLANNING PERMISSION IS VALID FOR THREE YEARS. JUST A SHORT WALK FROM HONOR OAK PARK, FOREST HILL, AND CATFORD STATIONS, AND SURROUNDED BY STRONG LOCAL AMENITIES AND SCHOOLS, THIS IS A COMPELLING OPPORTUNITY TO DELIVER HIGH-QUALITY, DESIGN-LED HOMES IN ONE OF SOUTH EAST LONDON'S MOST POPULAR NEIGHBOURHOODS.

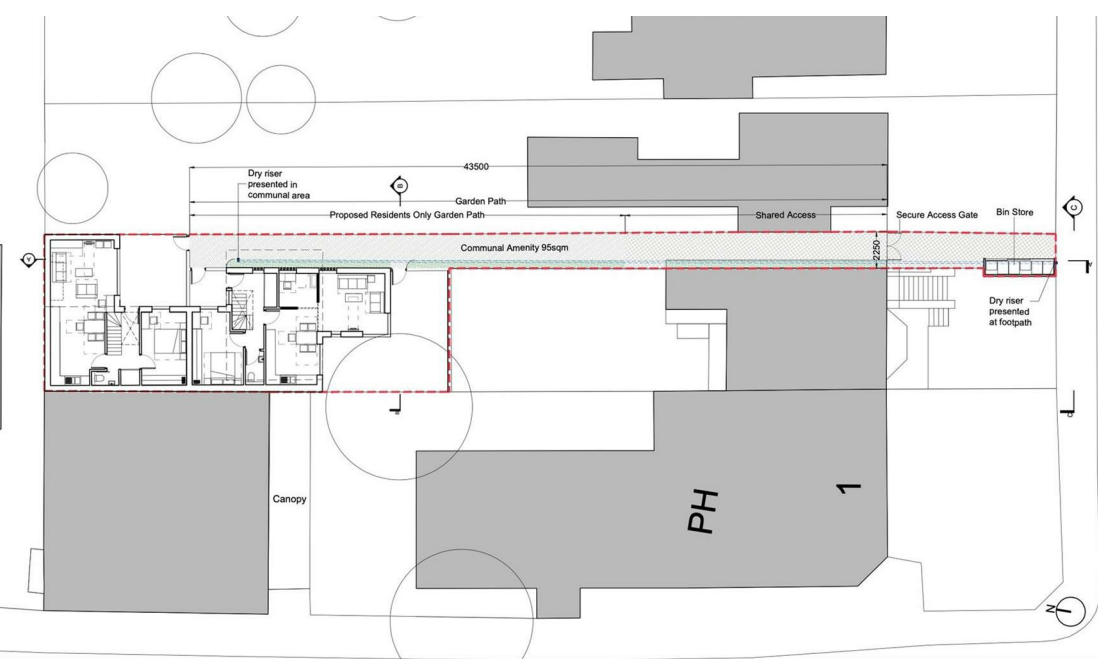
THE LOCATION.....

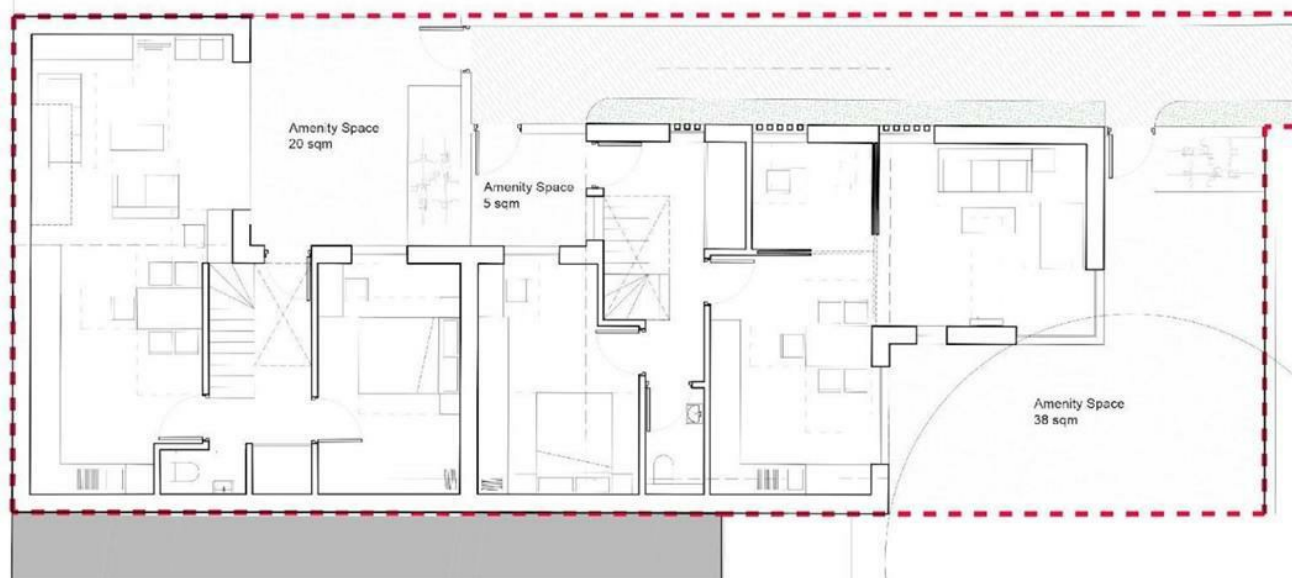
SITUATED BETWEEN FOREST HILL AND HONOR OAK PARK, ST GERMAN'S ROAD IS A WELL-CONNECTED AND HIGHLY DESIRABLE POCKET OF SOUTH EAST LONDON. THE AREA BENEFITS FROM EXCELLENT TRANSPORT LINKS, WITH HONOR OAK PARK AND FOREST HILL STATIONS (OVERGROUND & SOUTHERN) JUST A 10-12 MINUTE WALK AWAY, OFFERING FAST ACCESS TO LONDON BRIDGE, CANADA WATER, AND SHOREDITCH. CATFORD AND CATFORD BRIDGE STATIONS ARE ALSO NEARBY, PROVIDING THAMESLINK AND SOUTHEASTERN SERVICES TO KEY CENTRAL DESTINATIONS INCLUDING BLACKFRIARS, FARRINGDON, AND VICTORIA. LOCAL BUS ROUTES 122 AND 171 STOP JUST 20 METRES FROM THE SITE, LINKING THE AREA TO LEWISHAM, PECKHAM, AND HOLBORN.

THE NEIGHBOURHOOD IS POPULAR WITH FAMILIES, THANKS TO A CHOICE OF WELL-REGARDED SCHOOLS SUCH AS STILLNESS PRIMARY (OFSTED OUTSTANDING), DALMAIN PRIMARY (GOOD), AND PRENDERGAST SCHOOL (OUTSTANDING). RESIDENTS ALSO ENJOY A GROWING RANGE OF INDEPENDENT CAFÉS, RESTAURANTS, AND PUBS—FAVOURITES INCLUDE BABABOOM, MAMMA DOUGH, AND THE HONOR OAK. GREEN SPACES LIKE HORNIMAN GARDENS, BLYTHE HILL FIELDS, AND PECKHAM RYE PARK ARE ALL NEARBY, CONTRIBUTING TO THE AREA'S RELAXED YET VIBRANT CHARACTER.

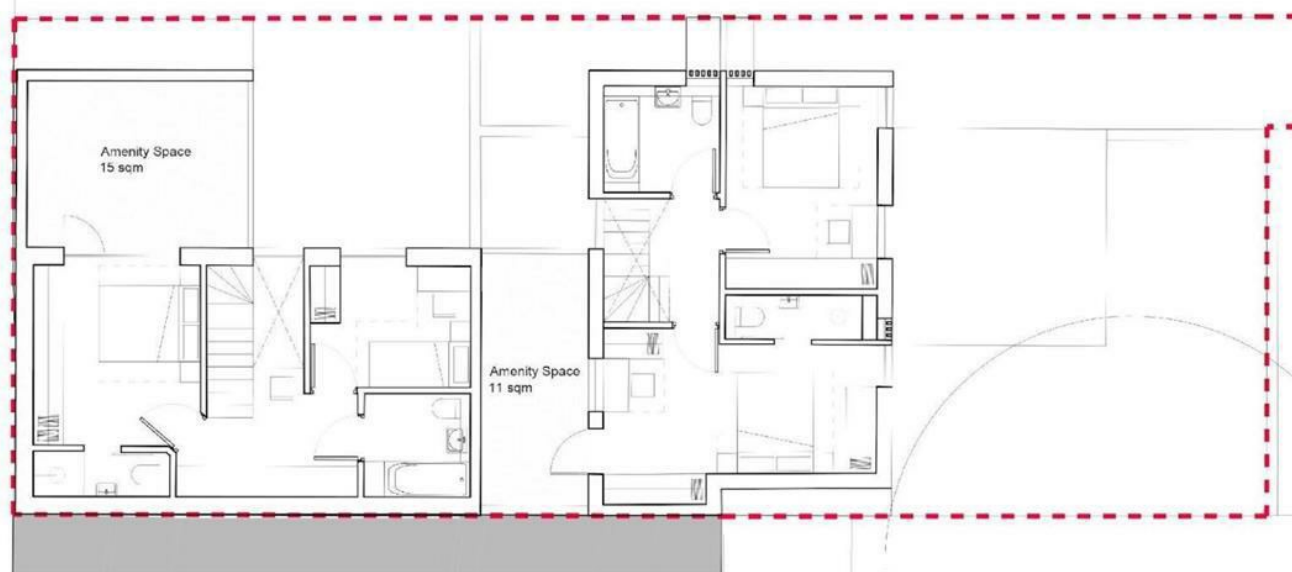








Ground Floor Plan



1st Floor Plan

These particulars do not constitute part or all of an offer or contract | The measurements indicated are supplied for guidance only | We have not tested any apparatus, equipment, fixtures, fittings or service, and it is in the buyers interest to check the working condition of any appliances | We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor