



- Long leasehold flat with airspace planning consent for sale
- 2-bedroom self-contained first floor flat measuring 753sqft
- Offered on a new 999 year leasehold
- Planning permission granted for airspace development (6x additional studio flats)
- Located in a prominent position on a popular retail parade in Bexleyheath
- Offers in excess of: £400,000

233A BROADWAY, BEXLEYHEATH, DA6 7EJ

LONG LEASEHOLD FLAT WITH AIRSPACE PLANNING CONSENT FOR SALE

Description

A rare residential investment and development opportunity comprising a self-contained 2-bedroom first-floor flat, together with the benefit of planning permission for an airspace development creating 6 additional studio flats.

The first-floor flat comprises a 2-bedroom, 4-person self-contained residential unit, extending to approximately 753 sq ft (69.96 sq m) internally. The flat is offered with full vacant possession on a new 999 year leasehold, providing a purchaser with immediate flexibility to occupy, retain as an investment or pursue the development opportunity.

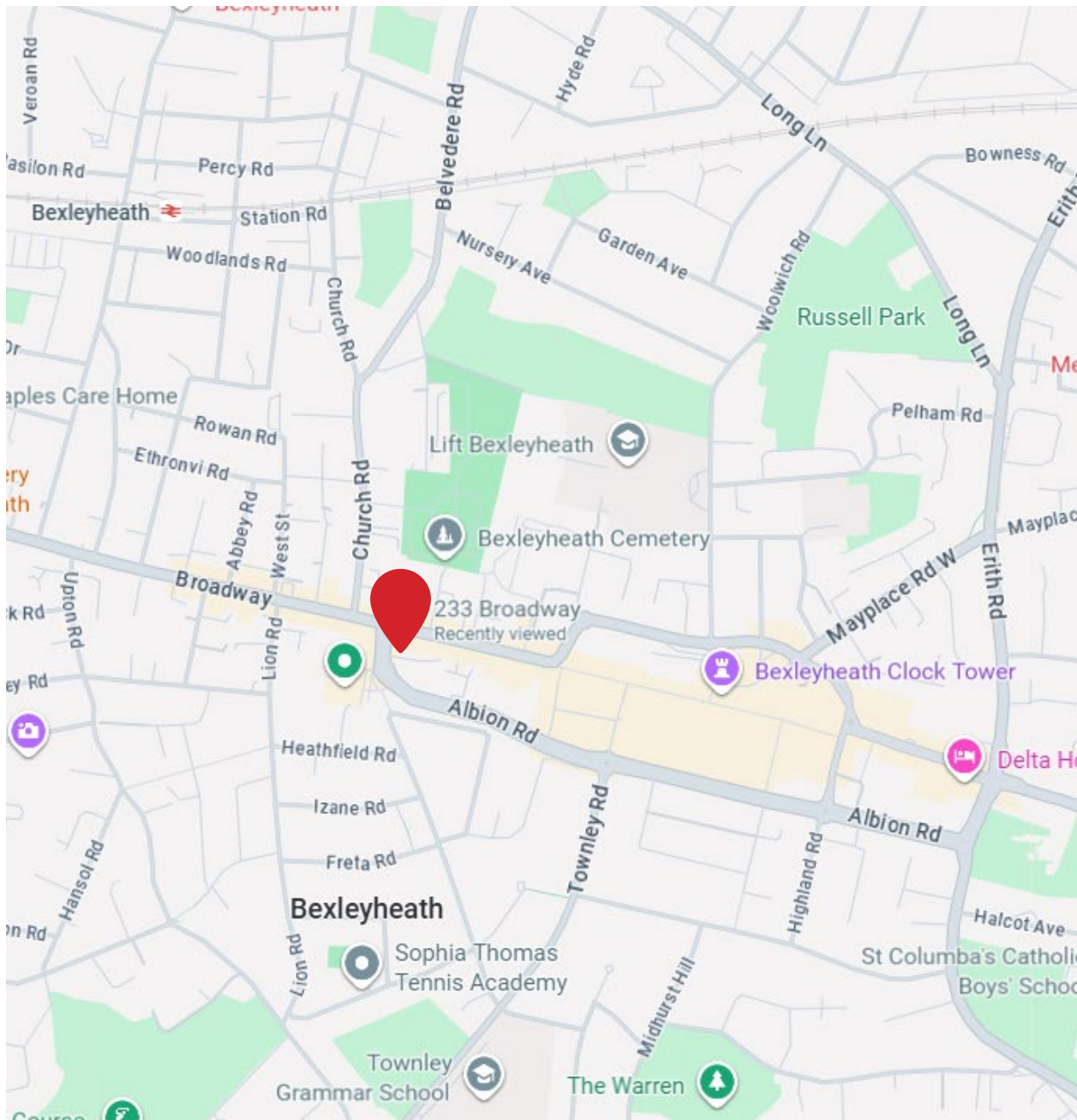
The property benefits from planning permission for the vertical extension of the building to create 6 additional residential studio units. The consent provides an exciting opportunity to add significant residential accommodation through the development of the existing airspace.

A ground investigation has been undertaken by a qualified surveyor, which confirms that the existing foundation arrangement is capable of supporting the additional storeys without the requirement for underpinning, new/deeper foundations or other below-ground works, subject to final structural design and calculations.

The sale therefore offers the opportunity to acquire the 999-year leasehold interest in the existing first-floor flat, together with the benefit of the airspace planning consent for 6 additional studio flats.

PROPOSED CGI - 6 X STUDIO FLATS AIRSPACE SCHEME





Planning

The leasehold benefits from the following in-date planning consents obtained from Bexley Council:

August 2024: Vertical extension to create 3 additional floors to provide 6 x Studio Flats (planning reference no. 24/02134/FUL)

August 2024: Vertical extension to create three additional floors to provide 3 x 2-bedroom self-contained flats (planning reference no. 24/02135/FUL)

Location

The property occupies a prominent position on the southern side of the A207 Broadway, a key arterial route connecting Dartford, Crayford, Bexleyheath, Welling and Blackheath with Lewisham and Central London. The Broadway functions as Bexleyheath's principal retail thoroughfare, with the property situated just a short distance from the pedestrianised shopping precinct and the Broadway Shopping Centre. Bexleyheath railway station lies approximately 0.5 miles away, providing regular services to London Bridge, Charing Cross, Cannon Street and Victoria. In addition, several local bus routes operate directly outside the property, ensuring excellent connectivity.



Existing First Floor 2-Bedroom Flat



Existing First Floor 2-Bedroom Flat



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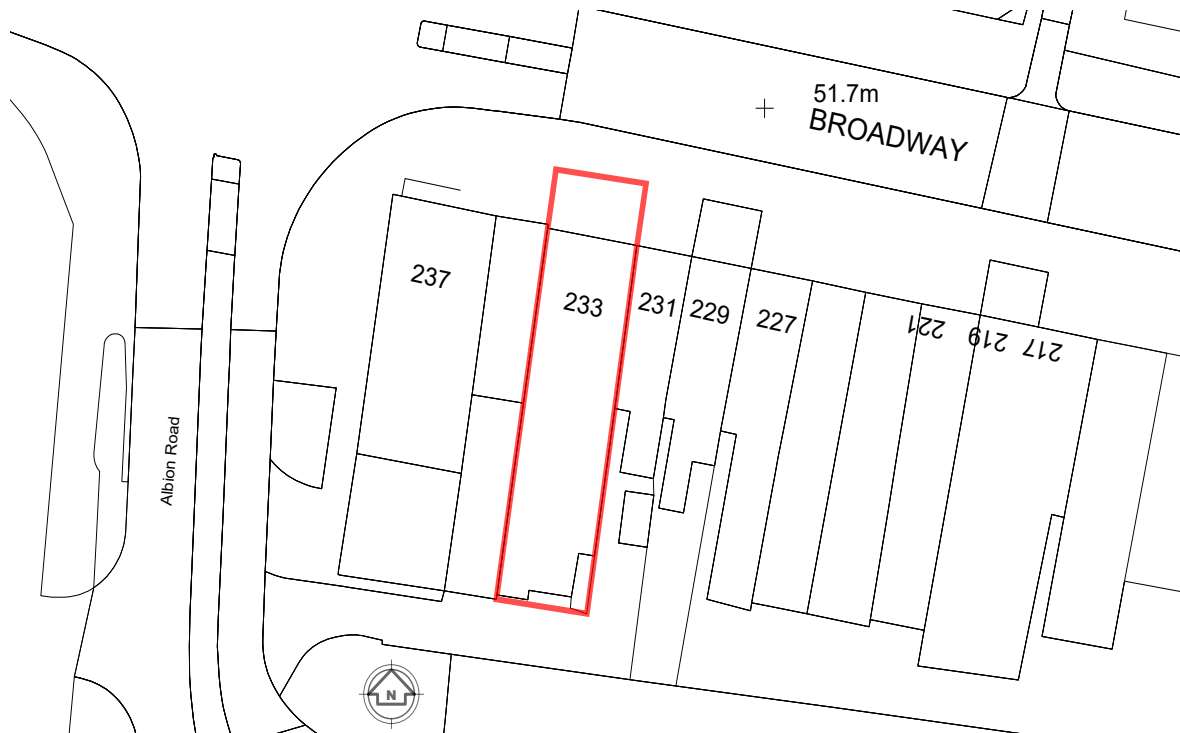


**Planning permission granted for airspace development
(6x additional studio flats)**

Further Information

Terms	Offers in excess of £400,000 are sought for the vacant leasehold interest on a new 999 year leasehold.
VAT	The leasehold is not elected for VAT.
Available on Request	Copies of floorplans, property photography, planning decision notices, Energy Performance Certificates (EPC's), soil investigation & geotechnical report.
Viewings	All onsite inspections are strictly by prior appointment with Acorn Commercial, Investment and Development division.

Site Plan



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