

BLACKHEATH GROVE

SE3

*An outstanding opportunity for a consented part-new build, part-conversion
development located in the heart of Blackheath Village.*

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BLACKHEATH, LONDON SE3 0AT

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Viewing by appointment only.
These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this brochure.



Aerial view of site

EXECUTIVE SUMMARY

- An outstanding opportunity for a consented part-new build, part-conversion development located in the heart of Blackheath Village, one of London’s most desirable residential locations.
- Blackheath Station is located less than a 5 minute walk away, providing direct rail services to London Bridge in under 20 minutes and excellent connectivity across Central London.
- The opportunity is nestled within Blackheath’s vibrant village centre, surrounded by independent retailers, cafes, restaurants, green spaces and highly regarded schools.
- The site comprises two separate parcels which can be bought individually or in whole. Parcel 1 comprises a Victorian, locally listed building with planning for conversion of the first floor and a roof extension to provide 3 new flats. Part of the ground floor is currently leased by the Post Office on a long leasehold basis.

Parcel 2 is a cleared development site with planning permission for 6 new flats across ground, first and second floor. All units benefit from private outdoor space and access to bike storage.

- In-between the two development parcels is a children’s nursery leased to N Family Club, a leading premium childcare operator, which is being retained by the vendor.
- Planning permission was granted in June 2024 (DC/23/131391) for the development of 9 private flats with associated cycle parking, landscaping and waste storage. A non-material amendment was approved in May 2026 (DC/26/143959) for a minor amendment to the floor areas, keeping the same unit mix and style. Further details of this can be found in the Planning Section of this brochure.
- Offers are sought for the freehold interest on an unconditional basis for the whole site or individual parcels.



Aerial view of site



THE SITE

The opportunity comprises two distinct parcels positioned on either side of a retained nursery building, which is excluded from the sale.

Parcel 1 comprises a locally listed Victorian building with accommodation arranged over basement, ground and first floors. Part of the ground floor is occupied by the Post Office under a long leasehold interest, with the remaining accommodation vacant. Planning permission has been granted to convert the existing first-floor accommodation and add a new second-floor extension to create three private apartments.

Parcel 2 comprises a cleared development site with planning permission for a new three-storey building providing six private apartments arranged over ground, first and second floors.

The central building is being retained by the current landowner. It is occupied as a nursery by N Family Club, a leading premium childcare operator.

The site is located moments from the heart of Blackheath Village and is accessed from Blackheath Grove, an attractive, predominantly residential street. Blackheath Grove defines the northern and western boundaries, with the railway line to the south and residential properties to the east.

The surrounding area combines established residential streets with the extensive shops, cafés, restaurants and amenities of Blackheath Village. Heath House Preparatory School is situated directly opposite Parcel 1.



Image of Parcel 2



Aerial view of Parcel 1



Aerial view of Parcel 2



BLACKHEATH STATION

PARCEL 2

PARCEL 1

Aerial view of site

LOCATION

Blackheath is situated within the Borough of Lewisham, just 0.9 miles away from Greenwich Park. Conveniently situated 5 miles to the southeast of the City of London, Blackheath offers a mixture of independent shops, restaurants, and pubs. The village boasts several parks and outdoor spaces alongside sports and social clubs. The Site itself is situated in Blackheath village, just off Lee Street.

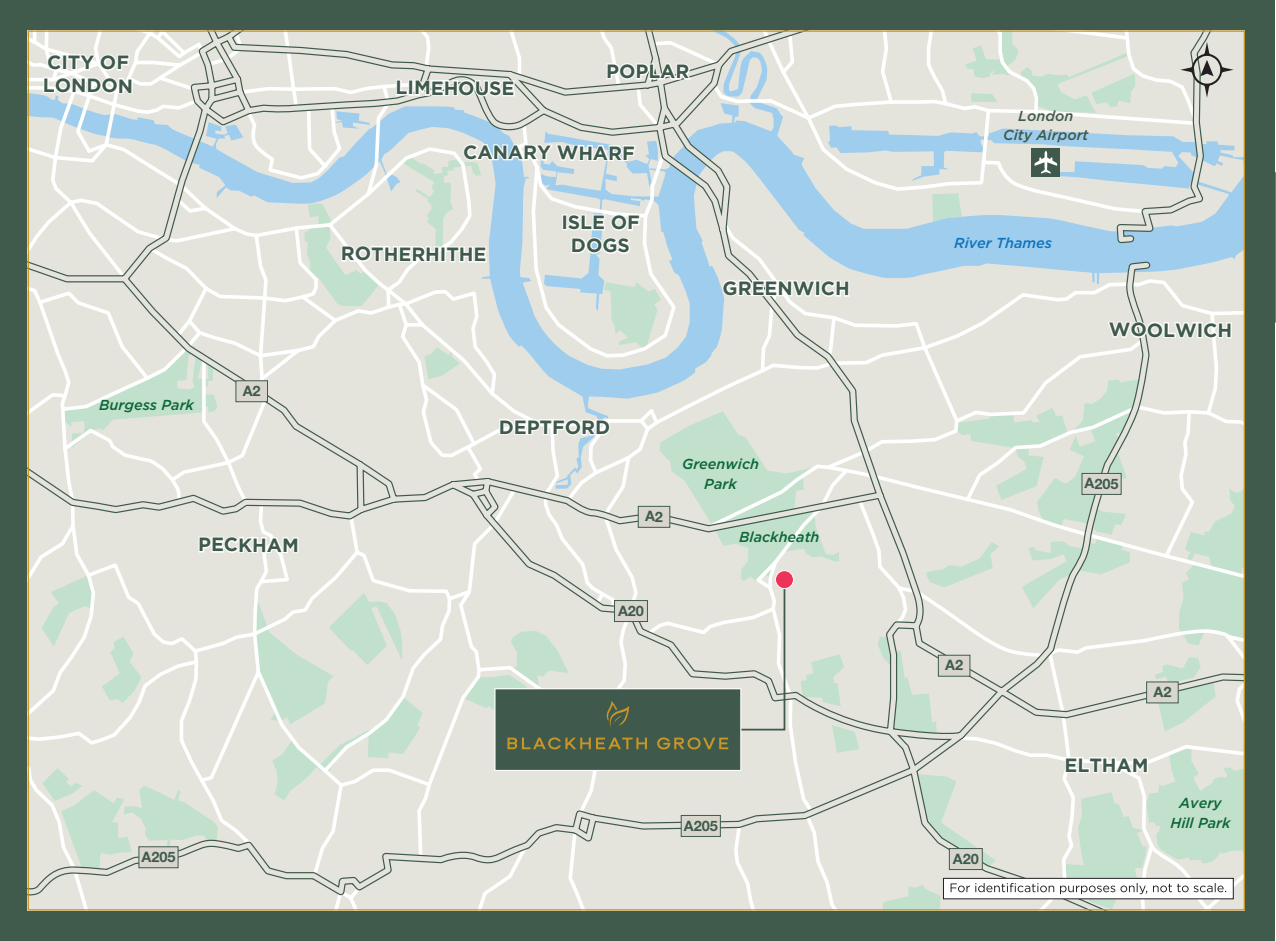
There is an excellent selection of both independent and state schools across primary and secondary levels. This

selection includes private schools such as Blackheath High School and Heath House Preparatory School, and high performing state schools such as John Ball Primary School and Thomas Tallis School, all under a 20-minute walk from the site. A plethora of universities are easily accessible, such as London South Bank University, King’s College London, and UCL, all under a 46-minute journey.

Blackheath’s thriving high street features a Gail’s Bakery only 470 feet from the site, as well as The Ivy Café just a 4-minute walk away. The village hosts a farmers market

every Sunday featuring fresh locally grown produce. There is also a large offering of independent retailers and coffee shops along the high street including Madeline’s, and The Bookshop on the Heath. The site also benefits from being on the doorstep of the Heath, which provides 275 acres of rolling meadows, ancient woodlands, and serene ponds.

The Site is located within the Blackheath Conservation Area and does not comprise any listed buildings. The post office building is however locally listed.



TRANSPORT

The Site is located less than 5 minutes walk from Blackheath Train Station which provides direct services to London Bridge within 20 minutes, Charing Cross in 22 minutes, London Cannon Street in 24 minutes, and London Victoria in 26 minutes. Lewisham Station is 2.3 km west of the site and offers the Docklands Light Railway service, connecting directly to Canary Wharf and the City of London.

The Site is close to the B212, which offers easy access to A2 to the North and the A20 to the South. Both of which provide direct routes to the A205 and the M25 further afield providing convenient access to the rest of the southeast of England as well as into Central London.

The site also benefits from convenient bus links, providing further transport connections.



Canary Wharf

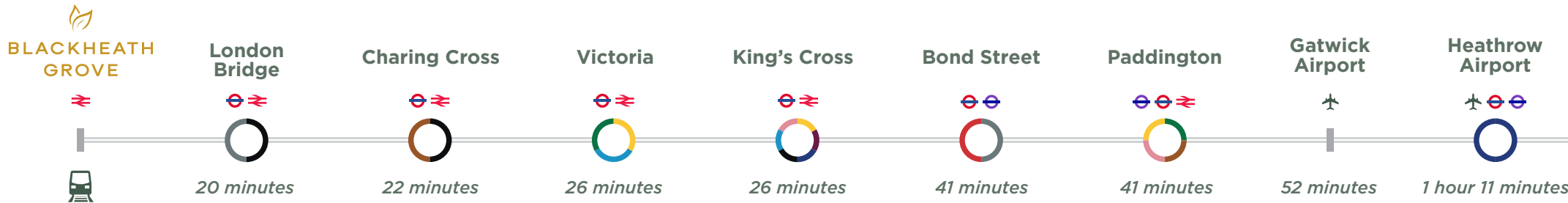
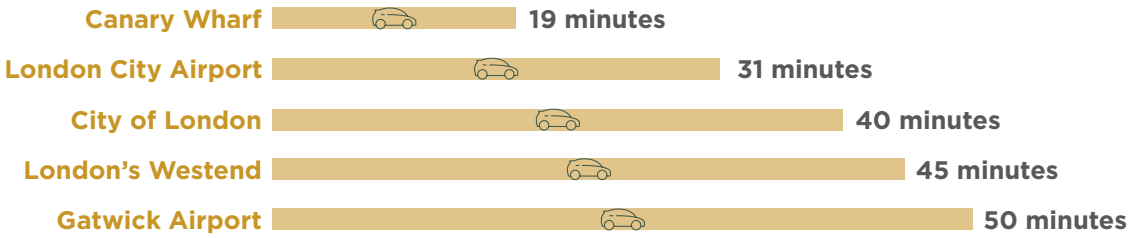


Blackheath Train Station



City of London

QUICKEST DIRECT JOURNEY TIMES BY CAR



CGI of the proposed scheme on Parcel 1



PROPOSED SCHEME - PLANNING

Planning permission was granted in June 2024 (DC/23/131391) for part conversion and part new build development to create nine residential units.

PARCEL 1

Planning permission has been granted to convert the vacant first-floor offices into one two-bedroom and one three-bedroom apartment, together with a new roof extension providing a further three-bedroom apartment with a private roof terrace.

The new flats have their own proposed secure access around the side of the Post Office. This is referred to as phase 2 of the scheme in the planning application and conditions.



CGI of the proposed roof extension on Parcel 1

PARCEL 2

Planning permission has been granted for a new three-storey building comprising six private apartments, each benefiting from a private garden or terrace. Dedicated cycle and refuse storage will also be provided. This is referred to as phase 3 of the scheme in the planning application and conditions.

The wider planning permission included the conversion of the central building into a nursery. These works have been completed and the nursery, which is operational and retained by the vendor, is excluded from the sale.

This is referred to as phase 1 of the scheme in the planning application and conditions.

A non-material amendment was approved in May 2026 (DC/26/143959), incorporating minor changes to the apartment floor areas while retaining the consented unit mix and architectural design.

The vendor has paid all of the Section 106 and CIL contributions relating to the entire planning consent.



Artists Impression of the Proposed Scheme

For identification purposes only, not to scale.



CGI of the proposed scheme at Parcel 2

PROPOSED SCHEME ACCOMMODATION PLAN

The consented scheme comprises nine private two- and three-bedroom apartments, benefiting from excellent access to local schools, amenities and transport connections.

All apartments will have access to dedicated cycle storage. Seven of the nine apartments will also benefit from private external amenity space, with the exception of the two first-floor apartments within Parcel 1.

A detailed accommodation schedule, including storage and circulation areas, is available in the data room.

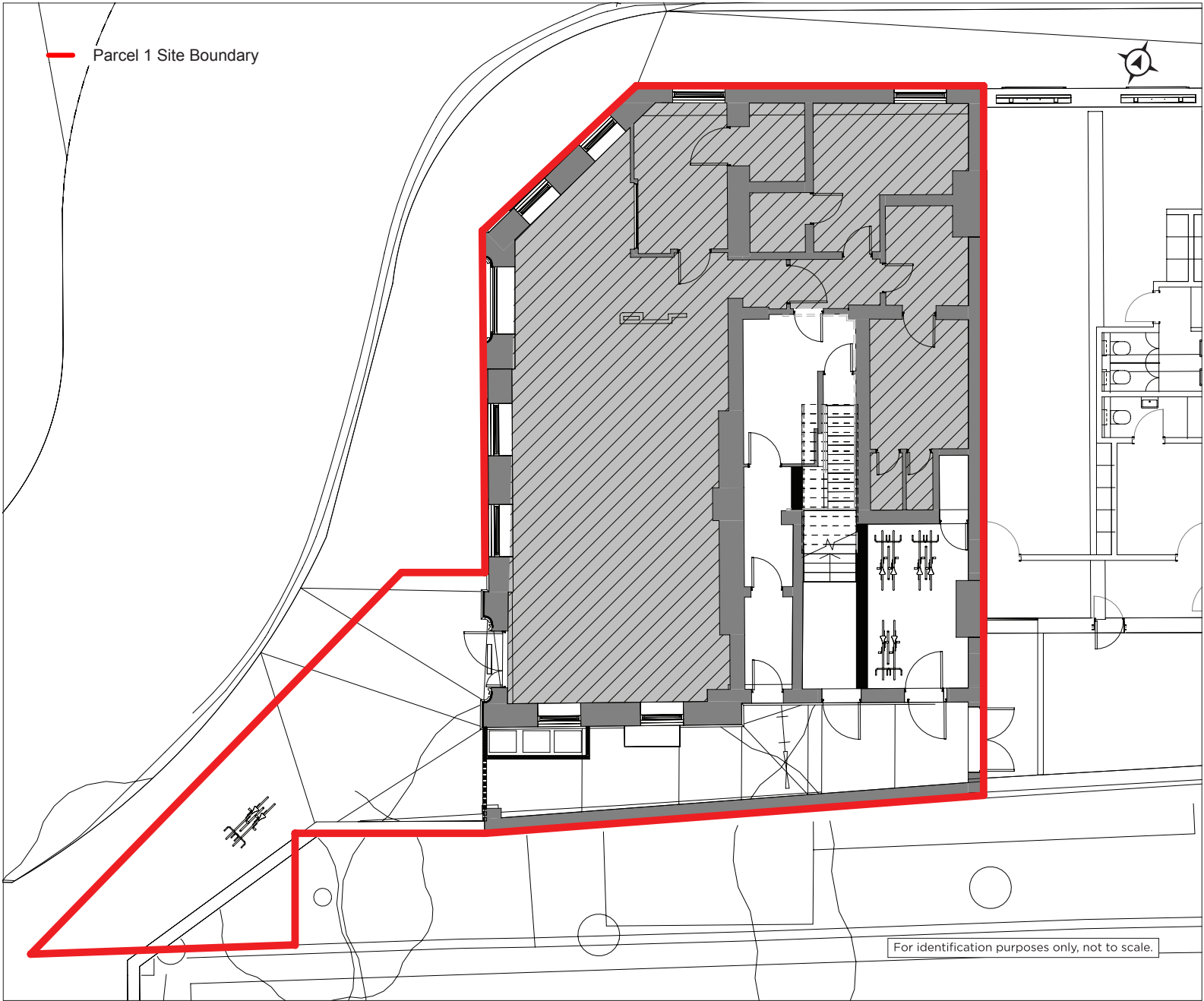
The total NSA of the flats is 8,029 sq ft and the total GEA of the whole development is 15,747 (including the Post Office, Bike and Bin Storage).

UNIT TYPE	AVERAGE NSA (SQ FT)	FLOOR
Existing Post Office Block		
2b4p	753	First
3b5p	925	First
3b5p	947	Second
New Residential Block		
2b4p	775	Ground
3b5p	925	Ground
3b4p	828	First
3b5p	1,022	First
3b4p	828	Second
3b5p	1,022	Second
Total	8,029	-



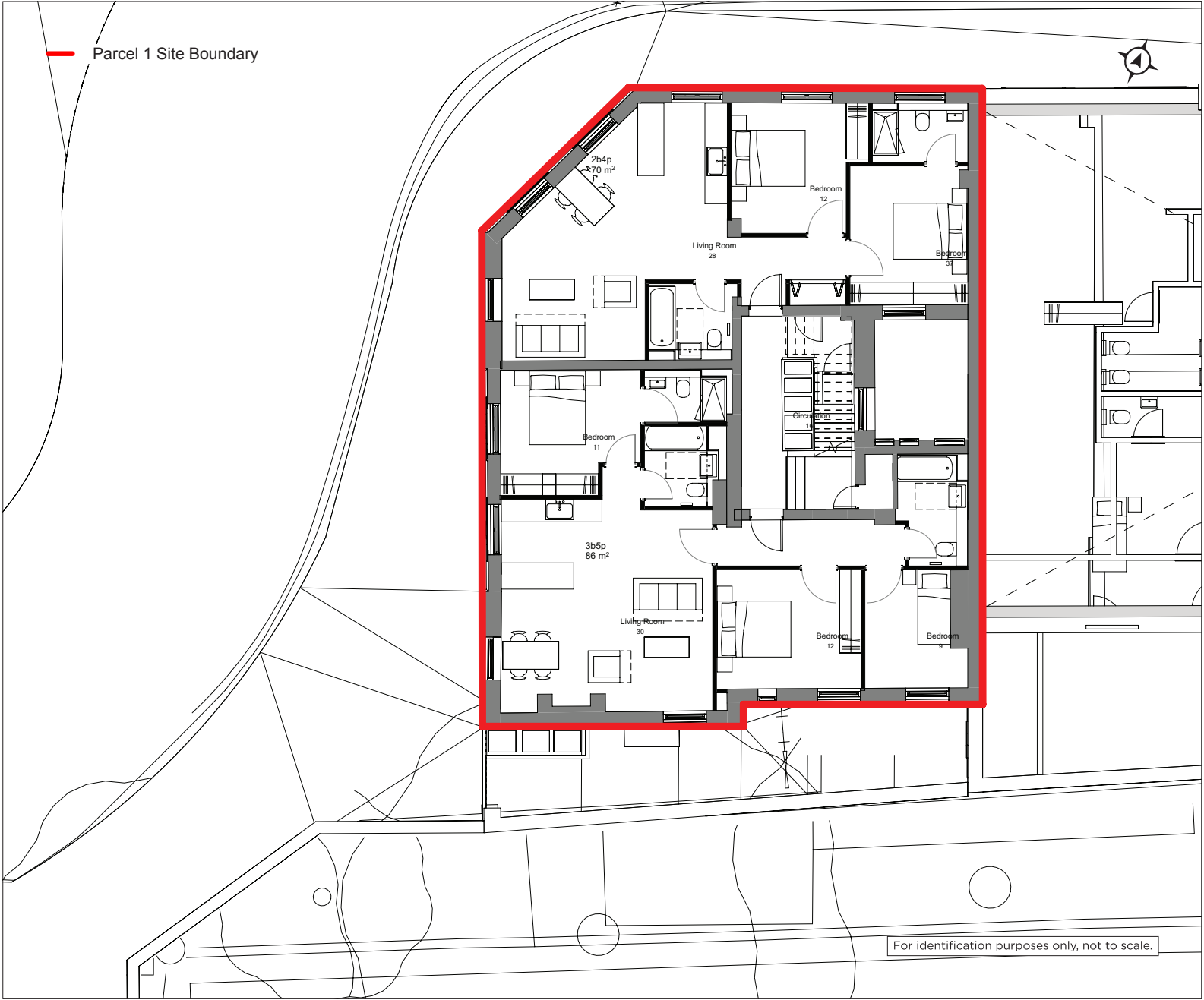
Street view of Parcel 1

PARCEL 1: GROUND FLOOR PLAN

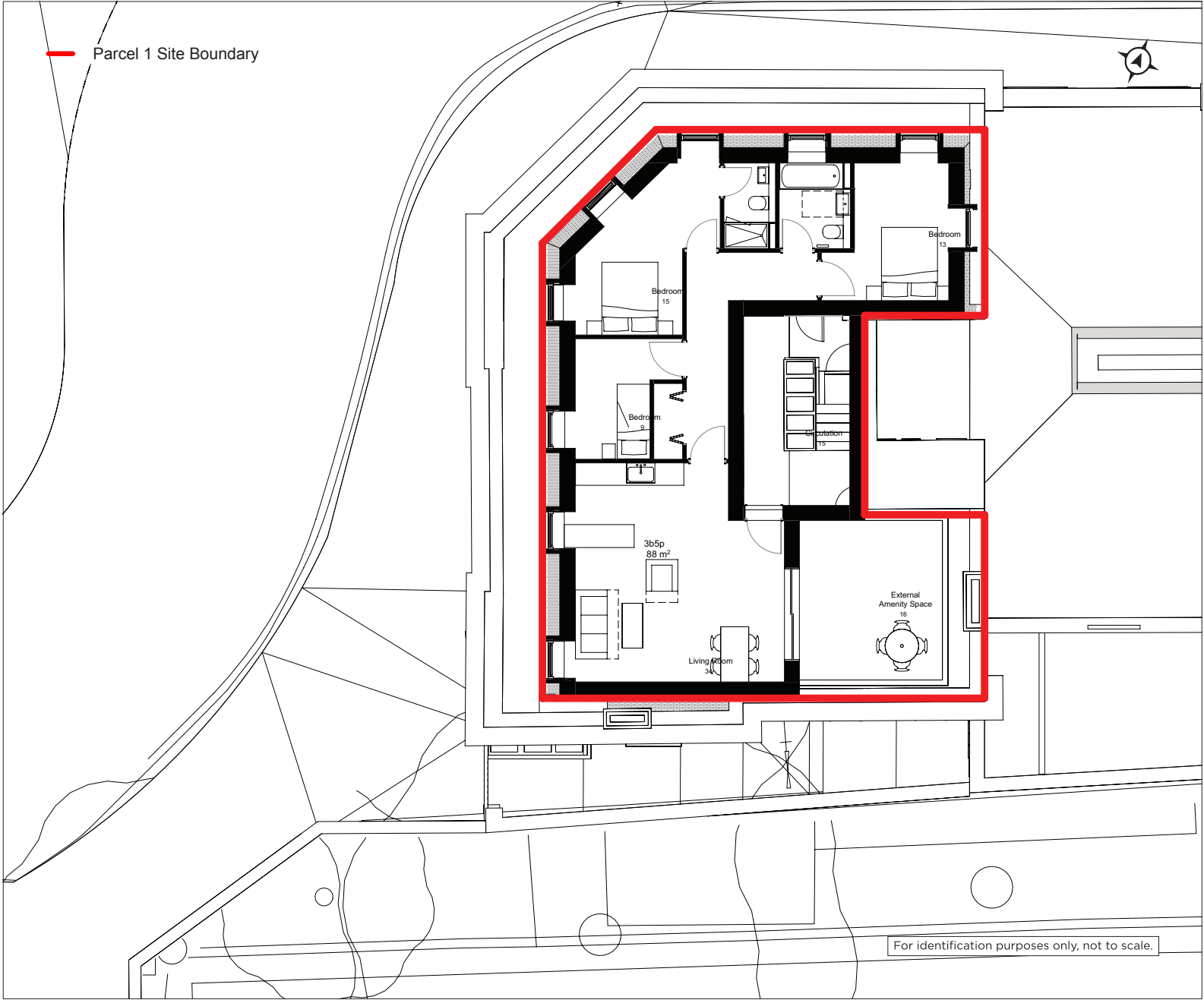


For identification purposes only, not to scale.

PARCEL 1: FIRST FLOOR PLAN



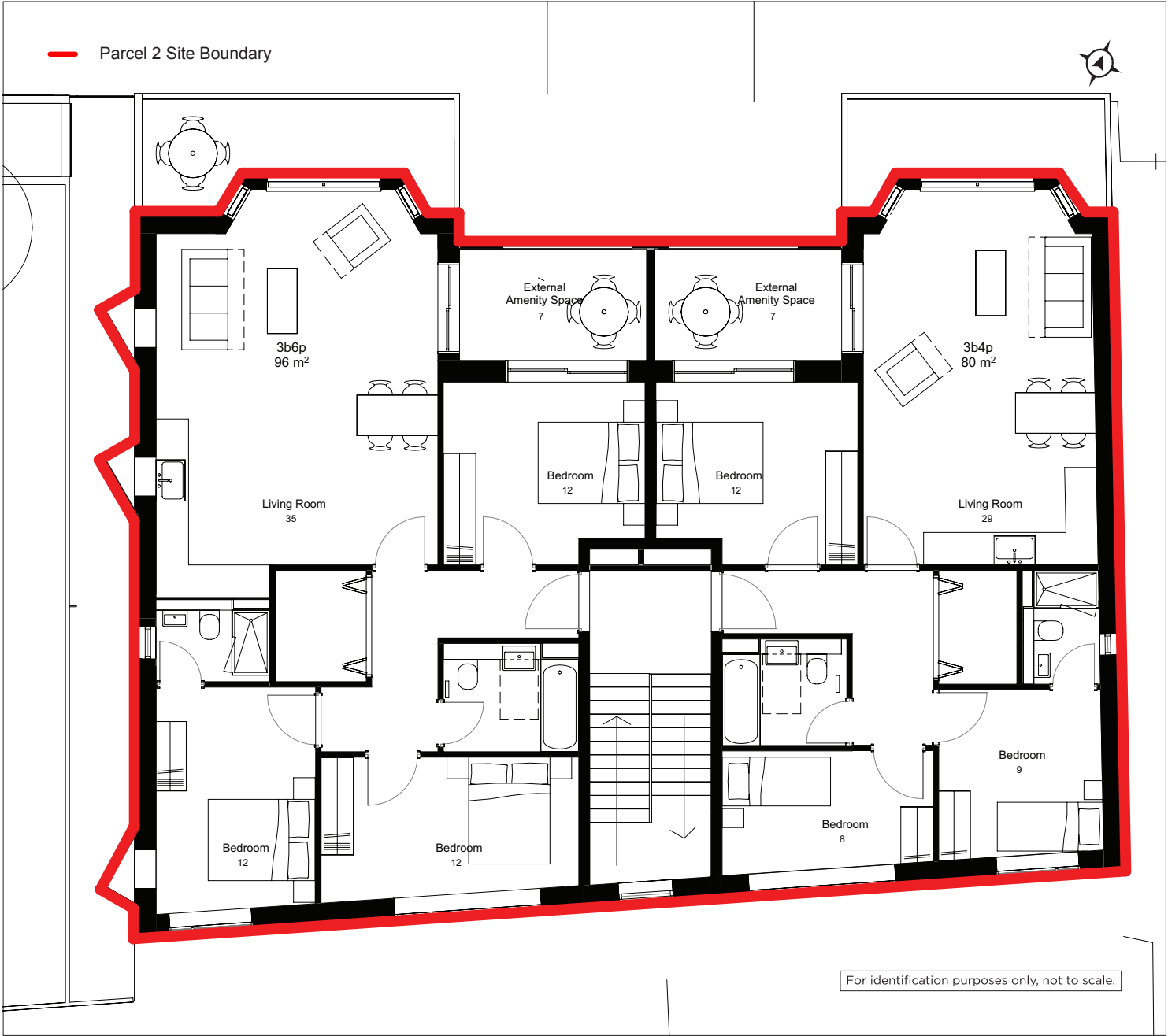
PARCEL 1: SECOND FLOOR PLAN



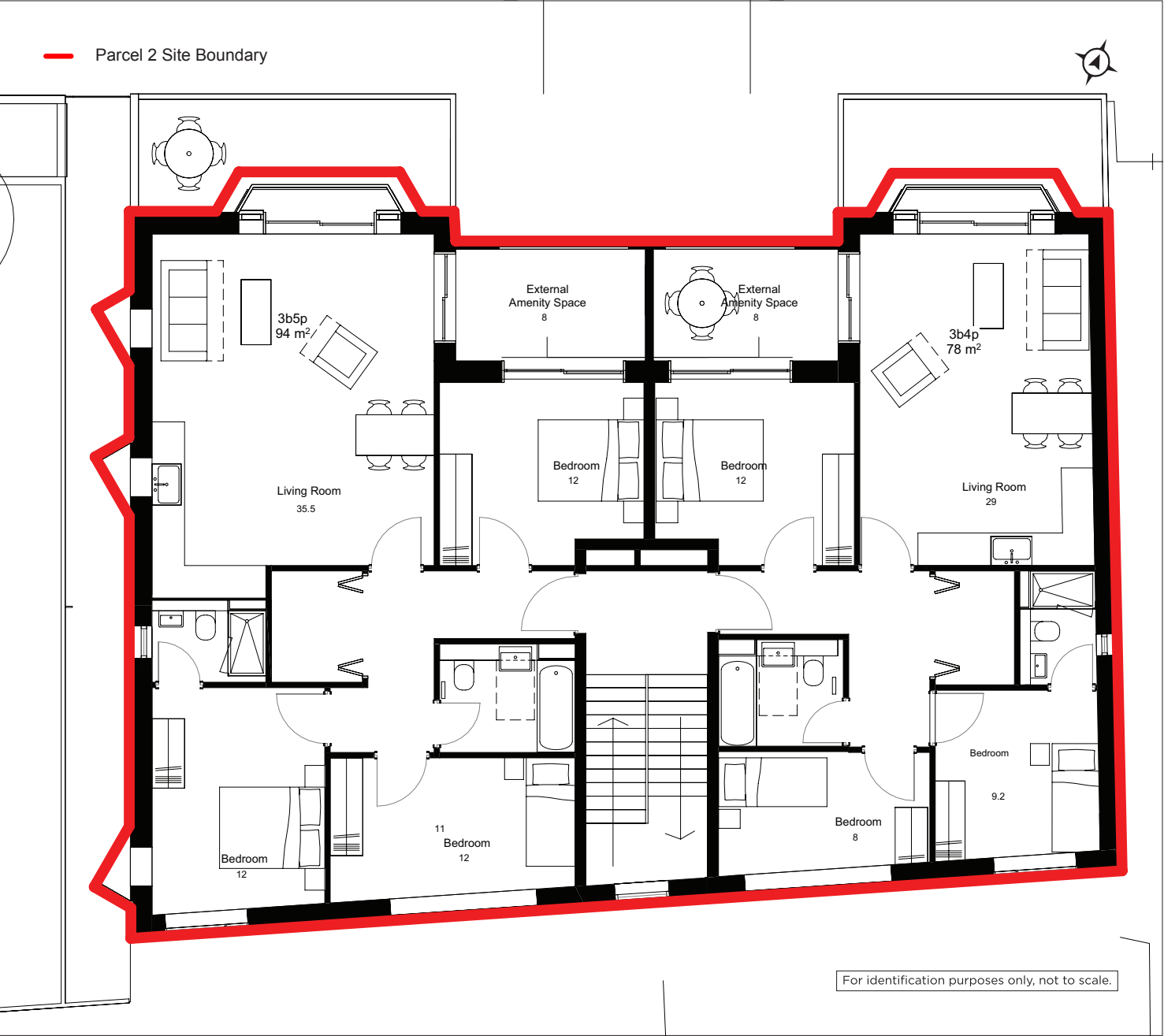
PARCEL 2: GROUND FLOOR PLAN



PARCEL 2: FIRST FLOOR PLAN



PARCEL 2: SECOND FLOOR PLAN



SITE PLAN



TENURE

The property is held freehold under title number TGL269992. Copies of the Land Registry documents can be found in the data room.

INSPECTION

The property may be inspected by prior appointment through the vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

LOCAL AUTHORITY

Lewisham Council.

METHOD OF SALE

Preferred offers are requested for the freehold interest, on an unconditional basis.

VAT

The site is not elected for VAT.

OTHER INFORMATION

Please see the dedicated website for the following information:

- Floor Plans and Accommodation Schedule
- Planning Documentation
- Site Plan
- Title Documentation

DATA ROOM

Please visit: <https://blackheathgrove.com>

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