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REAL ESTATE ADVISORS



CGI image showing the proposed development

**4 Duncrieve Road,
Hither Green SE13 6TE**

**FREEHOLD SITE WITH DEVELOPMENT
POTENTIAL & PRE APP RESPONSE
FOR SALE**



Summary

- Rare opportunity to acquire a **freehold development site** extending **859sqm (0.086ha)**
- Existing site comprises **single storey workshops facing an open yard**, and a **two-storey office building** at the north end of the site
- Site possesses **clear planning potential** for new **residential mews scheme (6-9 units) STPP**, which has been initially explored via a **pre-application**
- Likely to interest **developers, investors and owner occupiers**
- We are inviting **unconditional offers only** with a guide price of **£1,250,000** being set, with **vacant possession** offered on completion

Description

We are pleased to release this **quality freehold site for sale**. The existing site comprises **single storey workshops facing an open yard**, and a **two-storey office building** at the north end of the site.

The site is broadly rectangular in shape and **extends 859sqm (0.086ha) in size**. It was most recently used as storage for a diamond drilling business and is **now vacant**.

We have **explored the development potential through an indicative scheme** being prepared and discussed with Lewisham Council at a **pre-application meeting during December 2022**.

A copy of the **feasibility study** and the **pre-application response** is available on request. Buyers should support this with their own independent advice.

Location

The property is located on **Duncrieve Road** just off **Sprinbank Road** in the popular **Hither Green**. The subject road is mainly residential with some commercial properties.

Hither Green has become a hugely popular place to live which is influenced by its **quality amenities and excellent transport links** into Central London. **Hither Green train station** is just **0.2 miles away** and provides **National Rail services**. Trains run into **London Bridge (12-mins)**, **Waterloo East (15-mins)**, **Cannon Street (17-mins)** & **Charing Cross (20-mins)**.

Local amenities include **Arlo & Moe coffee house**, **The Station public house** & **Mountsfield Park**. The site is located within the **LB of Lewisham** and **Lewisham Station** is just **1.5 miles away**.



PROPERTY ADDRESS

4 Duncrieve Road
Hither Green
SE13 6TE

Planning Feasibility

The principle of development for the site has been considered with Lewisham's local planning policy and guidance in mind. Our initial design process has been informed by the London Plan, the Lewisham Development Management Plan and in particular the Small Sites Design Guide.

Given the residential nature of Duncrevie Road coupled with the site being visually an infill/backland site. This led us to believe the site would be suitable for a new residential development.

The density of a proposed scheme may fall between 6-9 units, which would be led by a buyer's design and preferred unit types.

Please note buyers are to rely on this advice only for information purposes and should seek their own independent advice before submitting an unconditional offer.

Further Information

A range of further information is available upon request including a formal pre-application response from Lewisham Council, the pre-app submission and associated site plan.

Terms

We are inviting unconditional offers only with a guide price of £1,250,000 being set.

The site is to be sold with full vacant possession.



CONTACT US



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