



LAND TO THE REAR OF 114 & 116 BURNT ASH ROAD, LEE, LONDON SE12 8PU
DEVELOPMENT SITE FOR SALE | PERMISSION FOR TWO LUXURY 5 BEDROOM HOUSES



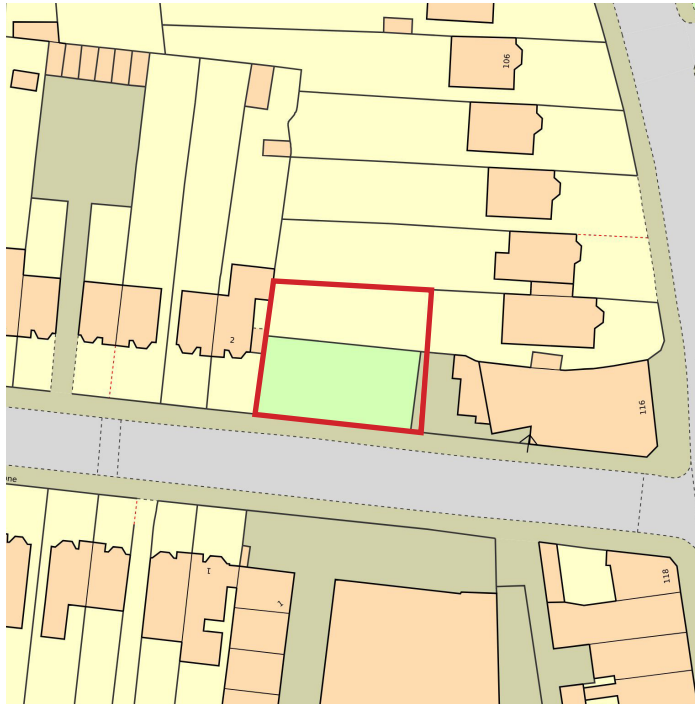
Key Features

- Cleared freehold development site for sale
- Consent for two new 5 bedroom townhouses
- Each house c1,668sqft over four stories
- Sought-after residential location close to Blackheath
- Adjacent to Lee Station
- Located on Lee Manor Conservation Area
- Planning conditions discharged
- Full working drawings available
- Ready for immediate site start
- Anticipated GDV - £2.95-£3M
- Guide £1,000,000 f/h



A rare opportunity to acquire a cleared, freehold development site with consent for the construction of two luxury houses on the ever-popular Lee Manor Conservation Area.

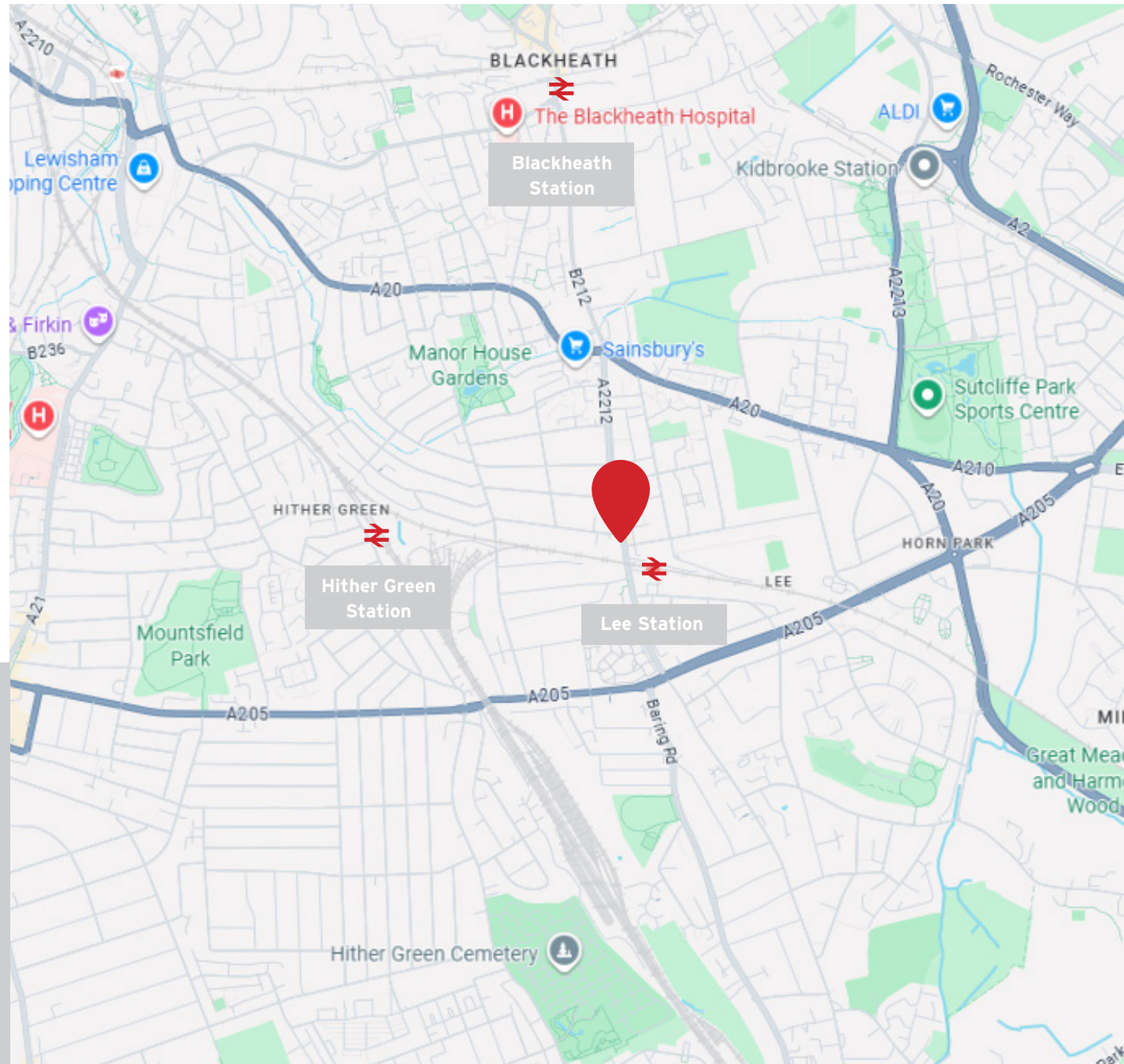
Each of the approved houses will be arranged over four floors, extend to c1,668sqft and comprise 5 bedrooms. The design allows for private rear courtyard gardens and a larger shared garden to the side. Conveniently located adjacent to Lee Station (zone 3), the finished houses will benefit from excellent transport links via the SouthEastern rail network, and access to several highly regarded state and private schools.



Location

The subject property is located at the rear of nos 114 & 116 Burnt Ash Road and in fact fronts the much quieter Southbrook Road. The site sits in the popular Lee Manor Conservation Area which in addition to comprising predominantly attractive period family homes, also serves as the catchment area for several sought-after local schools including Brindishe primary, and Trinity primary & secondary. Colfe's independent nursery, primary and secondary school is also within a quarter mile.

Lee Station is within just a few hundred yards and provides regular services to London Bridge, Cannon Street & Charing Cross. Blackheath Village is approximately within 1 mile and offers a cosmopolitan array of boutiques, cafes and restaurants, whilst Lewisham's busy centre is less than 1.5 miles distant.



Conveniently located within easy reach of a number of overground lines.



Lee
0.1 miles



Hither Green
0.7 miles



Blackheath
1.1 miles

Planning/Potential

Full planning permission was granted by Lewisham Council via delegated powers on 18th October 2023 under ref DC/23/131428 for "construction of 2, three storey dwellinghouses, together with the provision of cycle and bin stores, partial removal of the existing street facing 2.5m high brick boundary wall, new walls and timber fencing and entrance gate, access ramps, front garden/ patio and landscaping".

A CIL notice was issued on 11th December 2023 requiring a payment of £52,722.02 to cover CIL & MCIL2 to be made on implementation of the planning consent. Please note that CIL is subject to indexation.

Furthermore all of the planning conditions that require Council approval have already been discharged by the seller in this matter, and a full suite of working drawings is available. The site is therefore ready for an immediate site start.

The site may also prove suitable for a scheme of apartments, and it appears that a development of 5-6 flats could be accommodated within the consented envelope.



Further Information

Price	Offers in region of £1,000,000 are invited for the freehold interest with the benefit of full planning permission.
VAT	VAT is not payable on the sale price.
Viewings	The site can be viewed from the roadside.
Available On Request	<ul style="list-style-type: none">- Approved plans and working drawings- Various technical reports that supported the planning application- CIL notice- Information relating to discharge of conditions- Sales advice from John Payne Estate Agents



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