



CGI of the Proposed Development

78 & 78a Blackheath Hill

LONDON, SE10 8AD



CGI of the Proposed Development

Executive Summary

A CONSENTED DEVELOPMENT OPPORTUNITY TO CREATE NINE HIGH-QUALITY APARTMENTS IN BLACKHEATH

- A 0.08-acre (0.03 ha) cleared site located in a predominantly residential area
- The site is situated on the border of Blackheath and Lewisham, within the London Borough of Greenwich
- Planning has been granted to create 9 x two-bedroom apartments
- The total proposed NIA is approx. 647 sqm (6,964 sqft), and GIA is approx. 876.5 sqm (9,434 sqft)
- The outstanding CIL & S106 payment is £168,674
- Please note the seller has already completed piling works that will be required for the proposed development; further information is available upon request
- Our understanding is that Vabel Blackheath, an adjacent scheme due to complete in October 2025, has already exchanged contracts on over 50% of the private units
- Elverson Road Station is a 12-minute walk and Greenwich Station is a 15-minute walk from the site

Location

The property is situated on the border of Blackheath and Lewisham, within the London Borough of Greenwich.

Blackheath Village, just a short walk away, offers a range of cafes and restaurants, including The Ivy Cafe Blackheath. Greenwich Park and Greenwich town centre are also nearby, providing green open spaces, cultural attractions, and a variety of independent shops and local markets.

Lewisham Shopping Centre, one of Southeast London's main retail hubs, is easily accessible, featuring over 70 high street stores, supermarkets, and leisure facilities.

The property is just a 12-minute walk from Elverson Road DLR Station, providing a 26-minute journey into Bank Station. The Greenwich DLR and National Rail Station is a 15-minute walk from the site, providing a 9-minute journey into London Bridge Station.

KEY DISTANCES

Elmerson Road Station	0.5 miles
Tesco Supermarket	0.6 miles
Greenwich Park	0.7 miles
Greenwich Picturehouse Cinema	0.7 miles
The Gym Group	0.7 miles
Greenwich Market	0.8 miles
University of Greenwich	0.9 miles
Lewisham Shopping Centre	0.9 miles



Planning

Planning has been granted (Ref: DC/23/131259 - Lewisham Council) to build a five-storey residential building comprising nine x two-bedroom apartments, with a total proposed NIA of approximately 647 sqm (6,964 sqft), and GIA is approx. 876.5 sqm (9,434 sqft).

The proposed residential building is set back from Blackheath Hill, providing an appropriate space for landscaping.

Each dwelling will benefit from private amenity space, in the form of either a balcony (for upper floor units) or a garden (for the ground floor unit). 20 cycle spaces are proposed at the rear of the property. The proposed development also includes a lift and one stair core.

Please note that the seller has already completed piling works that will be required for the proposed development. We encourage interested parties not to rely on this information and to carry out their own due diligence to satisfy themselves, however, further information is available upon request.

Comparable Development

The most relevant comparable is Vabel Blackheath, a high-quality, design-led development that is due to reach practical completion in October 2025. The scheme comprises 63 one and two bedroom apartments (43 private and 20 affordable), alongside a separate freehold commercial block, and has established itself as a landmark scheme in the area.

Over 50% of the private units have already exchanged, underlining both the strong demand and pricing achieved in this location. Importantly, the presence of Vabel Blackheath has not only set a clear pricing benchmark for new homes but has also enhanced the immediate environment, bringing a renewed sense of place and community to Blackheath.



Proposed Accommodation Schedule

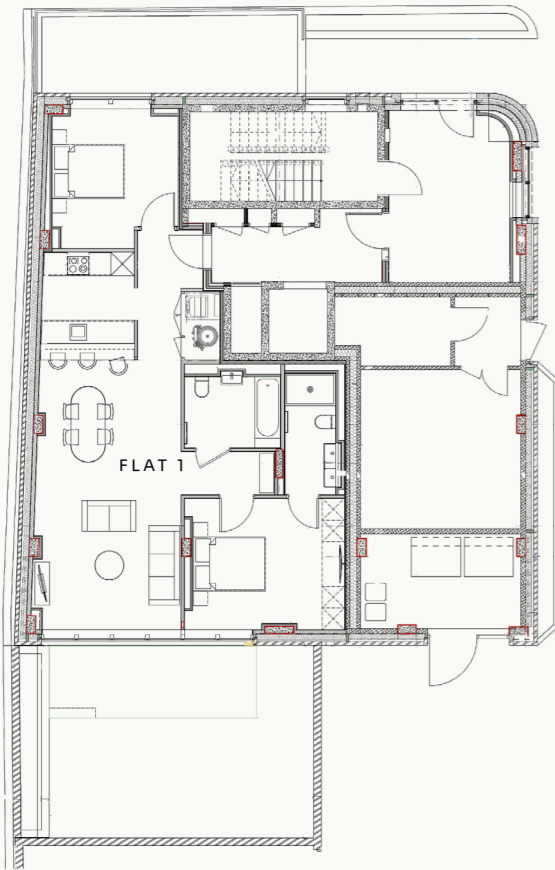
Apartment	Storey	Beds	Sqm	Sqft
1	Ground	2B4P	90.0	969
2	First	2B3P	68.0	732
3	First	2B3P	69.0	743
4	Second	2B3P	70.0	753
5	Second	2B3P	70.0	753
6	Third	2B3P	70.0	753
7	Third	2B3P	70.0	753
8	Fourth	2B3P	70.0	753
9	Fourth	2B3P	70.0	753
Total			647.0	6,964

CIL & S106

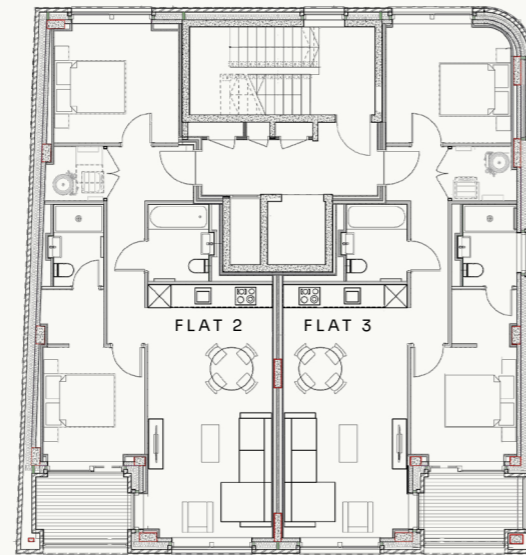
It is our understanding that the outstanding CIL & S106 payments are approximately £168,674. We strongly encourage interested parties not to rely on this information and to carry out their own due diligence to satisfy themselves.

Proposed Floor Plans

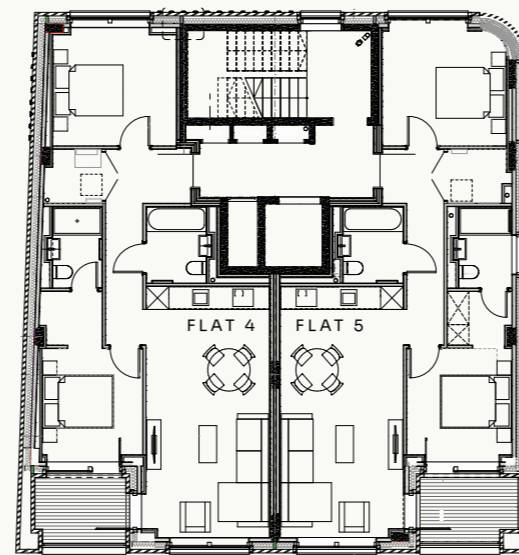
Ground Floor



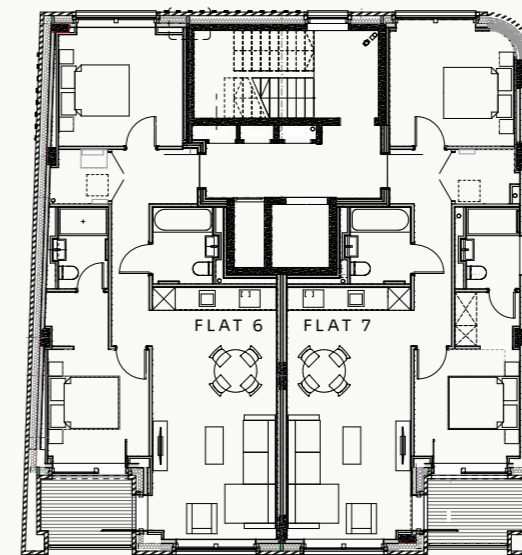
First Floor



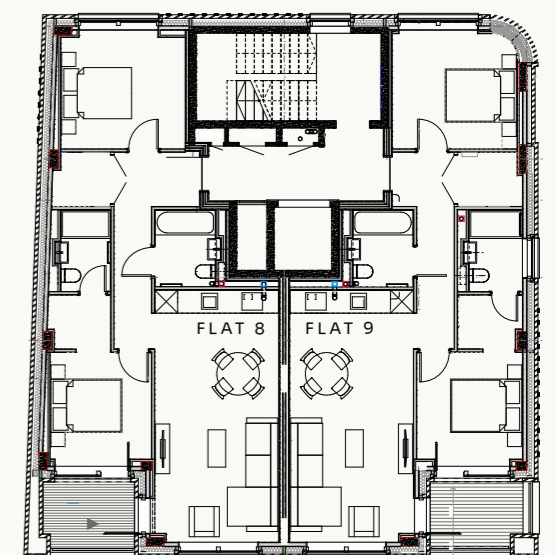
Second Floor



Third Floor



Fourth Floor



METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) at Offers in Excess of £1,600,000, subject to contract.

VAT

It is our understanding that the property is not elected for VAT.

FURTHER INFORMATION

Further information and associated documents can be found by visiting:

www.glpj.co.uk/blackheath-hill

DEVELOPMENT FINANCE

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:

020 3336 7377 or email capital@glpj.co.uk.

CONTACT

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GLPG

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.