

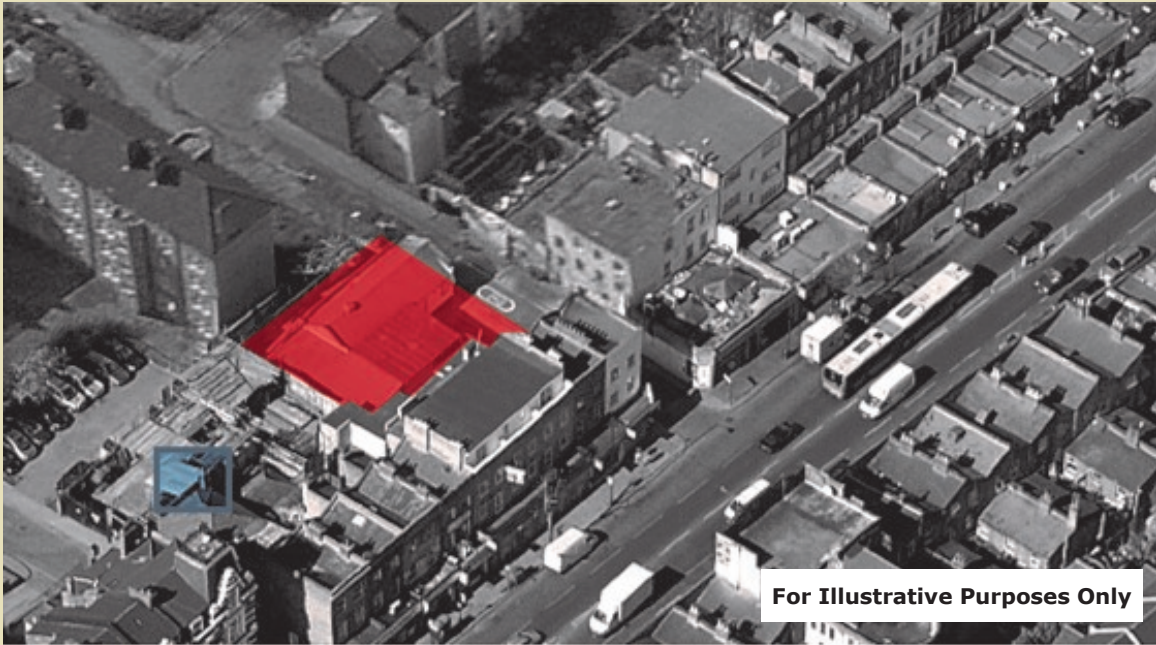


# Well Connected Residential Development Site

Around 1.3 miles to London Bridge and offered with PP for a scheme of 5 no. 1 bed and 4 no. 2 bed apartments



South Side



East Side

For Illustrative Purposes Only

**Former Garage (Fronting Madron Street)**

**OIEO £2,000,000**

r/o 258 Old Kent Road  
London  
SE1 5UB

**For Sale**

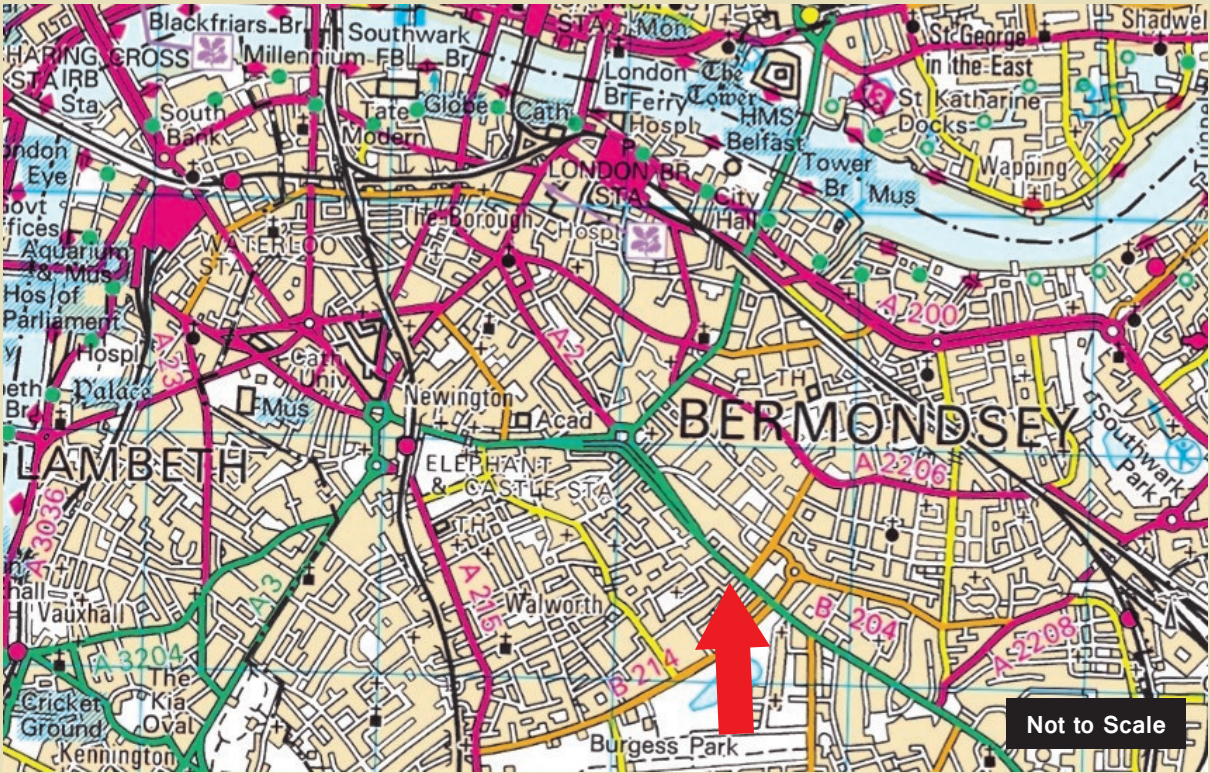


## Location

The site is in an excellent location just off Old Kent Road on Madron Street in Zone 2 and close to stations in Zone 1.

Old Kent Road provides a wide range of shops, services, pubs and restaurants all within close proximity of the site. In addition there is a large Tesco superstore on the opposite side of Old Kent Road.

Old Kent Road is served by numerous buses heading to all parts of the City & West End. Borough Underground station is c. 1.1 miles to the north and Elephant & Castle Underground station is 1.1 miles to the west. London Bridge station and The Shard are just c. 1.3 miles north of the site.



## Site Description

Extending to c. 0.035 ha (0.09 acres) in size the site is currently predominantly used as a car servicing and repair garage, with a small zone trading as a barbershop. Situated along Madron Street the site backs on to 258-266 Old Kent Road. These properties consist of 3 or 4 storeys with ground floor being commercial units and the upper floors residential. Located to the south of the site is Swanley House, a 5 storey block of apartments.

## Planning and Proposed Scheme

Southwark Council granted planning permission on 17<sup>th</sup> November 2016 under LBS Registered No. 16/AP/1971 for the demolition of existing buildings and the redevelopment of the site to provide a new residential development of 9 no. apartments comprising 5 no. 1 beds and 4 no. 2 beds.

The proposed scheme provides accommodation over the ground and four upper floors which are served by a lift. Every apartment has a private balcony or terrace and the scheme provides a bin store, bicycle store and communal garden area.

The drawings shows a modern curved elevation using different coloured bricks that compliment the existing area.

## Proposed Schedule of Accommodation\*

Unit	Beds	Floor	m2	Sqft
1	1	Ground	50	538
2	1	Ground	50	538
3	2	1st	70	753
4	1	1st	50	538
5	2	2nd	70	753
6	1	2nd	50	538
7	2	3rd	70	753
8	1	3rd	50	538
9	2	4th	80	861

\* Requires confirmation

## Southwark Council and the London Mayoral CIL

The site is located in Zone 3 of Southwark Council's charging zone and currently attracts a charge of £50 per m<sup>2</sup>. The Mayoral CIL charge for Southwark is currently £35 per m<sup>2</sup>.

Based on the proposed scheme and at the date of these Particulars (March 2017) the scheme attracts a maximum CIL charge of £45,900. It is anticipated that the existing premises can be taken into account to discount against this charge. It is understood the current premises extends to c. 230 m<sup>2</sup> in size which may reduce the CIL charge to £26,350. This will require clarification in due course and is provided for information purposes only and should not be relied upon.

## Further Information

Copies of the planning documents, proposed plans, elevations and various technical reports are all available to download from our website at [www.rpclandandnewhomes.co.uk](http://www.rpclandandnewhomes.co.uk).

## Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service the proposed development.

## VAT

It is understood that VAT will not be applied to this transaction.

## Tenure

The site is offered on a freehold basis. It is understood that the existing tenant occupies on a short term agreement and will require 3 month notice to vacate.

## Viewing Arrangements

It is possible to get a good impression of the site from the roadside. Should you require a more detailed inspection of the site prior arrangement will need to be made through the agent. All viewings are undertaken at your own risk.

## Agents Note

RPC Land and New Homes Ltd is instructed by the vendor, but we have been requested to seek our fee from the purchaser on an introductory basis at a rate of 2% + VAT of the purchase price. This will be invoiced on exchange of contracts and will be payable within five working days of completion. Written confirmation that this is accepted and has been taken into consideration will be required in writing before any offer will be put forward to the vendor.

## Offers

Wholly unconditional offers are invited for the freehold interest.

All offers must be accompanied with evidence of funding; details of any further on-site due diligence that will be required prior to an exchange of contracts, confirmation you accept the requirement to pay the agents introductory fee and confirmation that should your offer be accepted you will be in a position to exchange contracts within 28 days of receiving draft papers with completion on vacant possession.

The vendor is not obligated to accept the highest or any bid made.



## Agents Details

For further information please contact the agents:

**Graeme Dowd**

**Director**

RPC Land & New Homes

155 High Street

Rochester

Kent, ME1 1EL

[www.rpclandandnewhomes.co.uk](http://www.rpclandandnewhomes.co.uk)

Tel: 01634 835900

Mob: 07904 372142

Email: [g.dowd@rpcland.co.uk](mailto:g.dowd@rpcland.co.uk)



## Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of all relevant Consumer Protection Regulations but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.