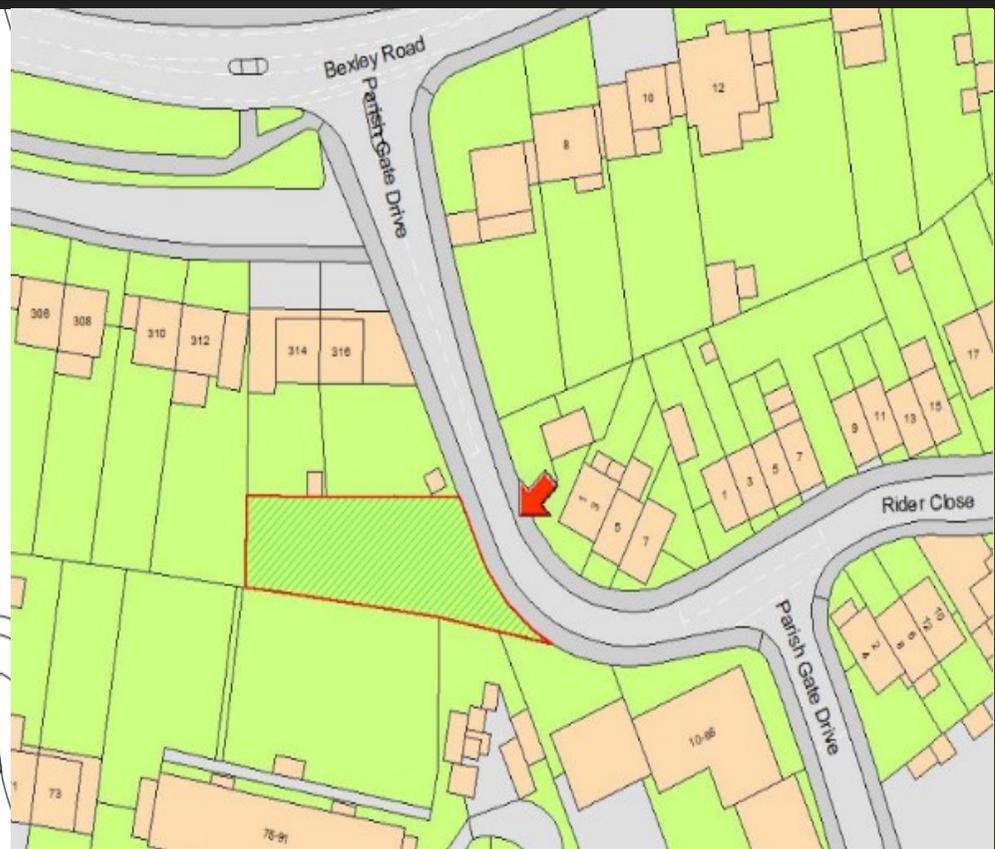
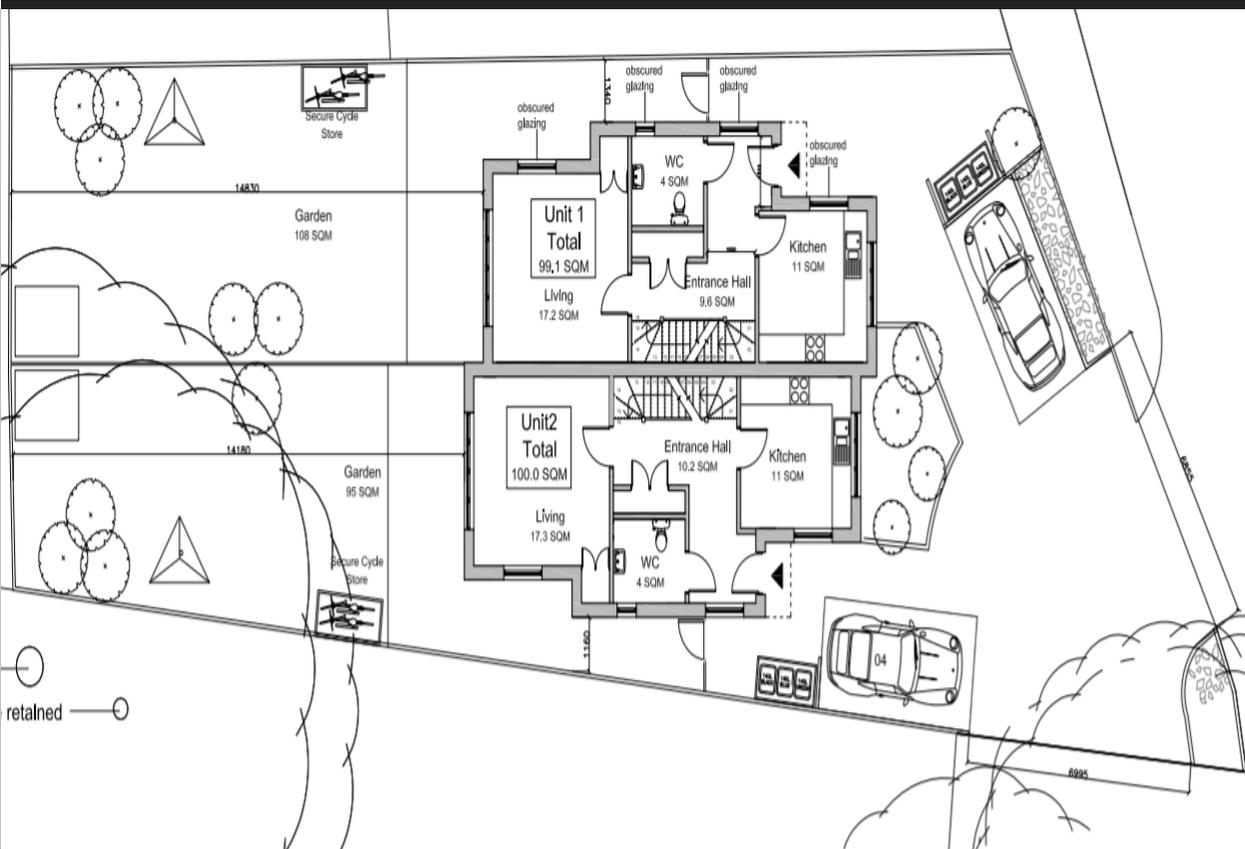


# Residential Development with Planning Consent For Two no Three Bed Semi Detached Houses in Established Residential Area



**Land Rear of 314 & 316 Bexley Road, Blackfen, Sidcup**

Land Rear of 314 & 316 Bexley Road  
Blackfen  
Sidcup  
DA15 8TH

**For Sale**

## Site Description

The site which we understand to be formally garden land is located to the rear of 314 and 316 Bexley Road, Blackfen, the site is generally overgrown and falls gently from north to south. A planning appeal has been granted for the erection of two semi detached 3 bedroom houses. Unit 1 is around 1066 sq feet and unit 2 is around 1076 sq feet, both units have a parking space and a garden area.

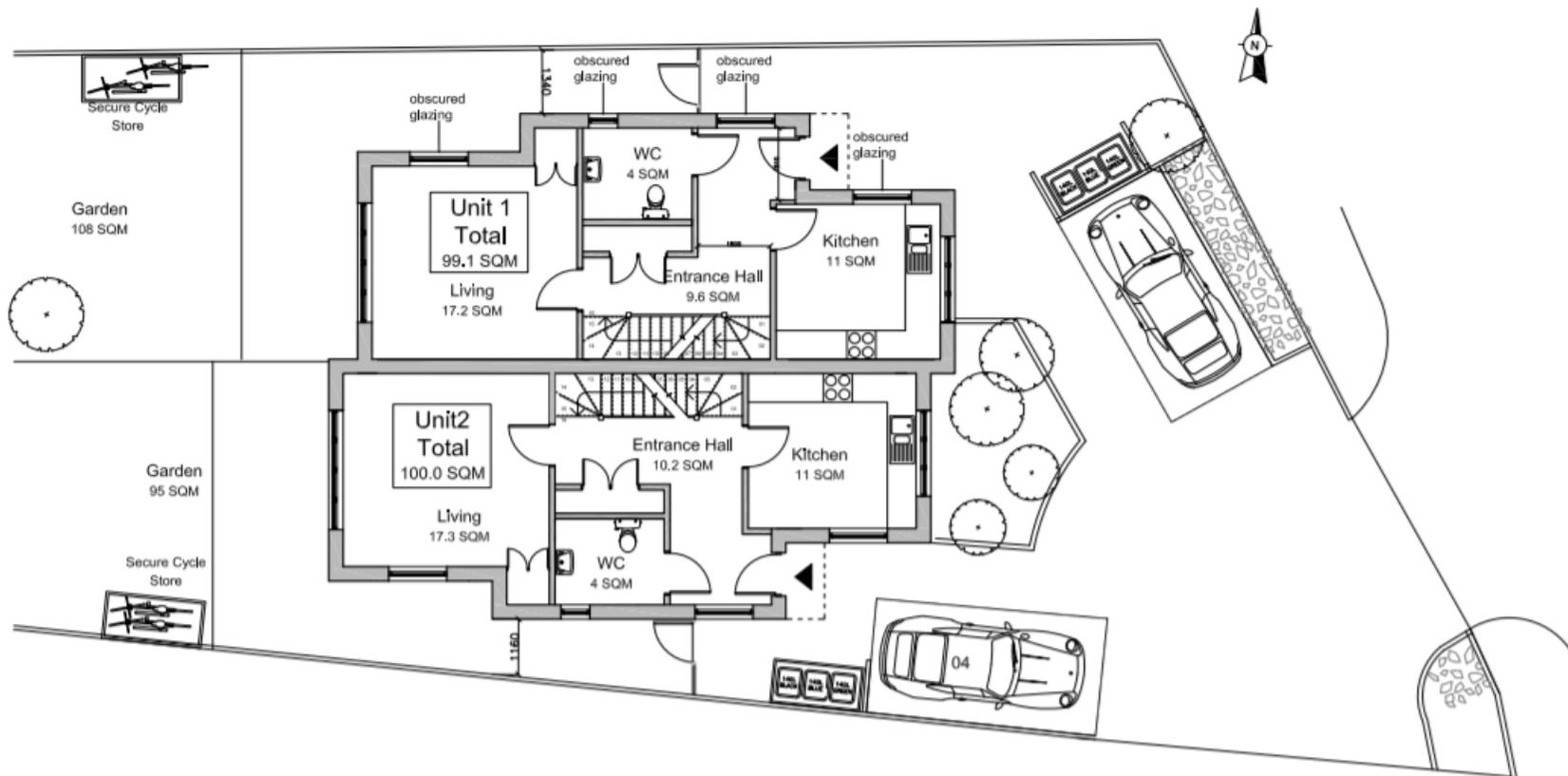
We understand the site covers around 0.05 hectares (0.12 acres)

## Location

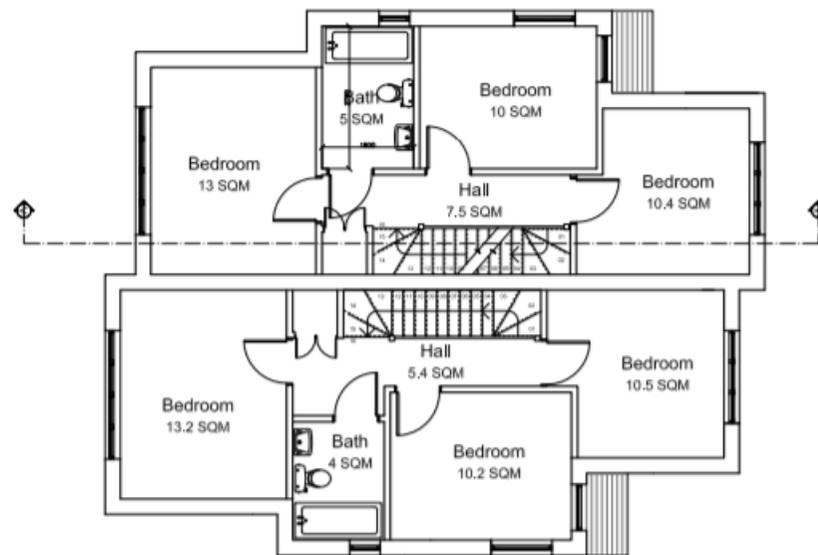
This site is located within the London Borough of Greenwich, although the access will be from LB of Bexley (Parish Gate Drive) The site is within an established built up residential area.

The site is around 1.0 miles from Falconwood train station which is around 21 minutes to London Bridge, New Eltham Railway Station is around 1.4 miles from the site which is around 18 minutes to London Bridge. The site is around 2.1 miles to Eltham railway station, which is around 18 minutes to London Bridge.

The local area has a excellent range of shops, restaurants and banks. There are a number of schools in the area, including Eltham Church of England Primary School which is around 1.3 miles from the site. Eltham Hill School which is around 1.7 miles from the site and Eltham College which is around 2.8 miles from the site.



GROUND FLOOR PLAN

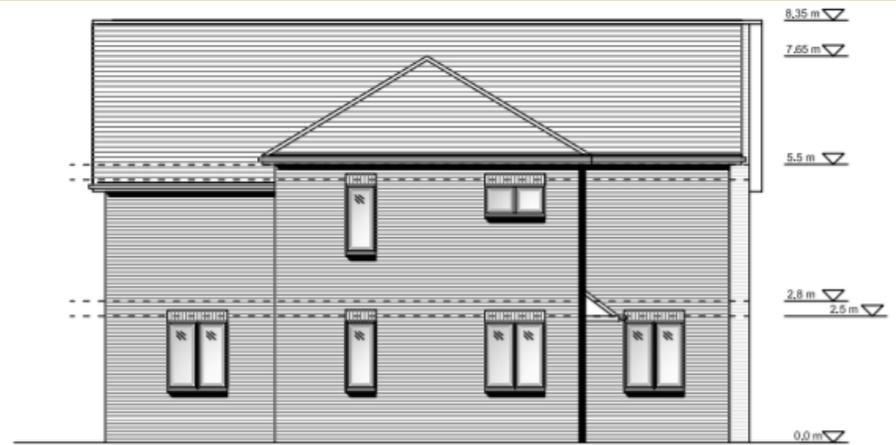


FIRST FLOOR PLAN

All images are for identification only



FRONT ELEVATION ( EAST )



SIDE ELEVATION ( SOUTH )

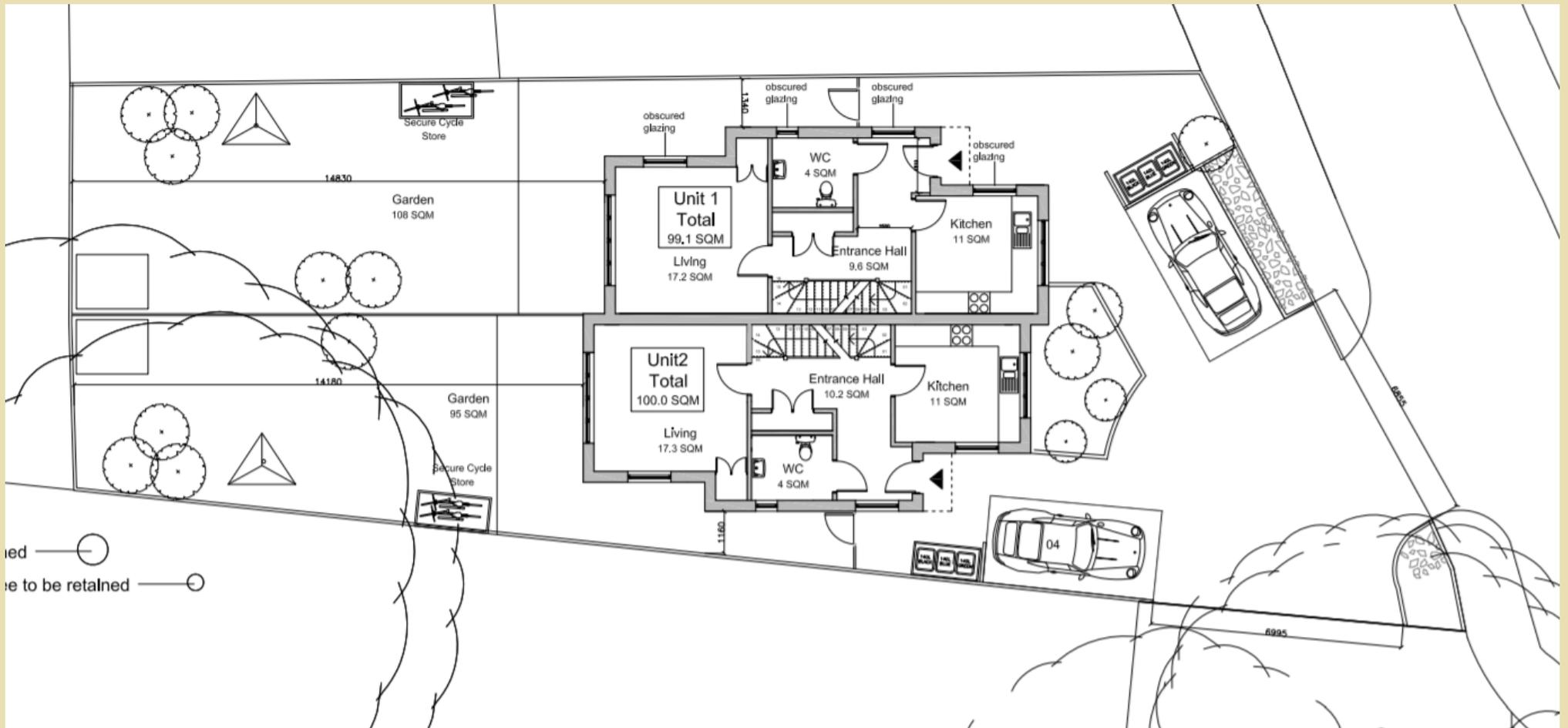


FRONT ELEVATION ( WEST )



SIDE ELEVATION ( NORTH )

All images are for identification only



All images are for identification only

## Planning Information

The vendor submitted a scheme for two semi detached units on the 14th of August 2015 ref 15/2512/F , the proposal was refused and later granted via Appeal on the 7th of September 2016 ref APP/E5330/W/16/3147874.

<https://planning.royalgreenwich.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= GRNW DCAPR 82543>

The site has planning consent for the erection of two semi detached houses. Unit 1 is 1066 sq feet and unit 2 is 1076 sq feet, both units have a parking space and garden area to the rear of the site.

Since the grant of planning on the 20/10/17 we understand condition 5 has been amended and that the developer now has to achieve a minimum of 35% reduction in building CO2 emissions beyond part L, of the building regulations 2013. Please refer to website for further details.

## Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

## CIL

The buyer will be responsible for all CIL payments in respect of the development (Mayoral CIL and Borough CIL)

We understand the Borough CIL payable is £14,580.25 and the Mayoral CIL payable is £8,499.70, total CIL payable is £23,079.95.

## VAT

To be confirmed

## Tenure

The site is to be sold Freehold with vacant possession on Completion.

## Method of Sale

**Offers should be submitted in writing at the sellers sole agents office by email no later than 12 noon Friday 14th of December 2018.**

Please can all bids be accompanied with any conditions you wish to add to your offer along with proof of funding.

The vendor is not under any obligation to accept the highest or indeed any offer.

## Viewing

**Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.**

## Agent Details

**Peter Bowden**

**01732 363633**

**P.Bowden@rpcland.co.uk**

### **West Kent Office**

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB

Tel: 01732 363633

Fax: 01732 359726



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