



Exciting Development Opportunity for 44 Apartments
with Planning Consent in the Borough of Bexley

176-178 Slade Green Road
Erith Kent DA8 2JF

Site Description

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

The site is circa 0.276 hectares, somewhat trapezoid in shape and located on the southeast corner of the Slade Green Road/Bridge Road (Slade Green) junction. It comprises the pair of houses at 176-178 Slade Green Road, the former community centre and pop-in parlour to the south, as well as the former car park and grass verge.

The site sits to the south of Slade Green and East of Bridge Road. Opposite the site is a Redrow development of luxury new homes with play area, community centre and library.

Slade Green, which is located in the London Borough of Bexley, offers a number facilities and services, including, several schools, open spaces, and Slade Green station, which is a circa 4-minute walk from the site and offers direct services to Abbey Wood and the Elizabeth line from 5 minutes.



Planning

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Relevant Planning History

[23/01307/FULM](#) - Demolition of existing buildings and construction of four storey building providing 44 residential units and lower ground parking accessed via Bridge Road. – **Granted Subject to Section 106 Agreement**

[25/00147/FULM](#) - Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 2 (Approved Drawings) to remove the basement car park of planning permission Ref: 23/01307/FULM for the demolition of existing buildings and construction of four storey building providing 44 residential units and lower ground parking accessed via Bridge Road. – **Granted Subject to Section 106 Agreement**

The Proposed Scheme

44 Flats – (All private) (14 x 3 bed, 20 x 2 Bed, 10 x 1 Bed)
22 Parking spaces - All at Pavement level.



Sales and Viewing Information

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Agent's Note

1. We understand the commercial stamp duty rate will apply to the whole site, alternatively buyers can purchase via an SPV.
2. We understand the Vendor will complete a stage 4 drawing pack which includes all construction drawings including Structural Engineer, M&E, Fire requirements with latest regs. We understand this will cost the Vendor £200,000 and could facilitate construction to begin within 3 months of purchase.

Services

We understand all mains are disconnected, and that Work supply is installed for Water and Electric.

Tenure

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

VAT

The Vendor has elected to not charge VAT

CIL/S106

We understand that CIL is £372,270;

NHS Contribution £100,000;

Carbon Offset £14,000

Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. k.munday@rpcland.co.uk

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details

The Vendor reserves the right not to accept the highest nor any bid made for the site.

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Viewing

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

Agent Details

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Ken Munday

01732 363633

07904 372142

k.munday@rpcland.co.uk



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