

**FREEHOLD SITE  
WITH FULL PLANNING PERMISSION  
FOR 5 HOUSES AND 2 FLATS**

**SIZE OF SITE: 6,210 SQ FT (577 SQ M) (.0570H)**

**KALMARs**

COMMERCIAL

020 7403 0600



CGI OF PROPOSED SCHEME

**1 HYDE VALE  
GREENWICH  
LONDON, SE10 8QG**

**KALMARs**

**SOUTH LONDON'S LEADING AGENT**

# FREEHOLD SITE WITH FULL PLANNING PERMISSION FOR 5 HOUSES AND 2 FLATS

SIZE OF SITE: 6,210 SQ FT (577 SQ M) (.0570H)

**KALMARs**

COMMERCIAL

020 7403 0600

## LOCATION

Located in a much sought after residential street, in the heart of Greenwich town center SE10. The immediate surroundings are mainly residential consisting of Victorian terrace houses. The site is conveniently positioned 300m from Greenwich Park and 400m from Greenwich Station (Overground and DLR) with journey times to London Bridge from 10 minutes. Many buses pass Greenwich High Road offering access to other parts of London.

## TENURE:

Freehold with vacant possession.

## PRICE:

OIEO 4m

## SIZE:

The size of the site is approximately 6,210 sq ft (577 sq m) (.0570h).

Schedule of accommodation for the existing office building and the proposed scheme are listed below.

Existing building:

Ground	1,875
First	1,875
<b>TOTAL (GIA)</b>	<b>3,375</b>

## DESCRIPTION

There is currently a two-storey rectangular brick building on the site with a car park area to the rear. The building was previously in use as an NHS Public Health unit.

The proposal is to demolish the existing office building and erect a new 4 storey building comprising 5 houses and 2 flats totalling 11,357 sq ft NSA.

## COSTS:

**S106** : Non payable

**CIL**: Approximately £51,975

**VAT**: We are advised that VAT is not charged on the price.

**LEGAL COSTS**: Both parties to pay their own legal costs.

**BUSINESS RATES**: The Rateable Value for the existing building for the current year is £41,750.

Proposed Scheme:

UNIT	BEDS	SQ FT
1	3	2,293
2	3	2,293
3	3	2,293
4	3	2,293
5	1	678
6	1	700
7	2	807
<b>TOTAL</b>		<b>11,357</b>

**KALMARs**

SOUTH LONDON'S LEADING AGENT

# FREEHOLD SITE WITH FULL PLANNING PERMISSION FOR 5 HOUSES AND 2 FLATS

SIZE OF SITE: 6,210 SQ FT (577 SQ M) (.0570H)

## KALMARs

COMMERCIAL

020 7403 0600

### PLANNING:

A full planning application has been submitted to London Borough of Greenwich under planning reference 17/2178/F for;

'demolition of existing building and construction of a 4-storey building (including basement) development comprising 4 x 3 bedroom house; 1 x 2 bedroom and 2 x 1 bedroom units; 4 domestic outbuildings and associated works.

Planning permission was granted on 1.4.2018.

### FURTHER INFORMATION:

EPC, planning drawings, appeal decision and further information are available on request.

### VIEWINGS:

Viewings can be arranged via the owner's sole agents.

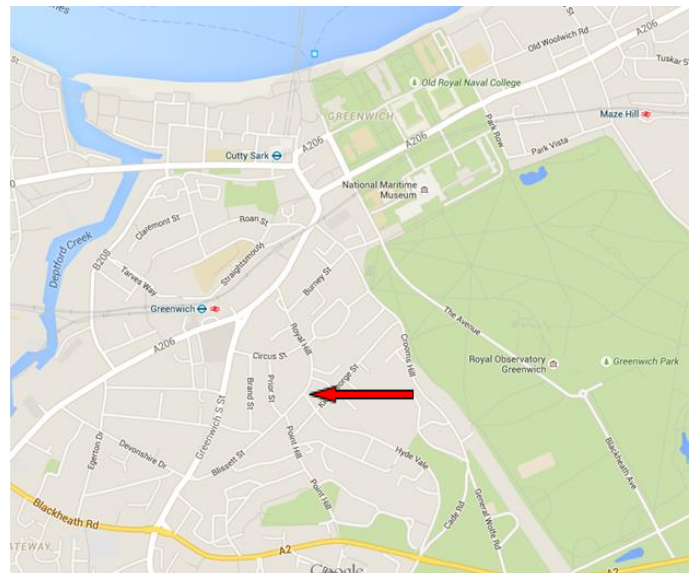
### CONTACT:

KALMARs Commercial

Contact: Don Walsh

Tel: 020 7403 0600

Email: [donaldw@kalmars.com](mailto:donaldw@kalmars.com)



All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

## KALMARs

SOUTH LONDON'S LEADING AGENT