



Rear of 431 New Cross Road, New Cross, London SE14 6TA  
Development site with planning consent imminent to erect a 4 bedroom house

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- Site with planning consent imminent for erection of an attractive 4 bedroom house
- Planning permission is expected August 2017
- Sought after location in the heart of New Cross
- 158 yards from New Cross Railway Station and 0.9 miles from New Cross Gate Station
- OIRO £400,000 F/H

## DESCRIPTION

An opportunity to acquire a freehold development site in popular New Cross with full planning permission imminent for the partial demolition of a single storey outbuilding and erection of a modern 4 bedroom house. The property will suit developers looking to sell or rent the finished unit or an end user who would like to build their own home.

## LOCATION

The site is positioned to the rear of New Cross Road (A2) on the corner of Mornington Street and Stanley Street and is both a short walk from the varied array of bars/shops/restaurants that New Cross has to offer, as well as New Cross and New Cross Gate Railway Stations. New Cross Railway Station provides commuters with regular services to London Cannon Street (approx 10 minutes), London Overground services and various Kent stations. New Cross Gate Railway Station provides commuters with regular services to London Victoria (approx 28 minutes), London Bridge (approx 8 minutes), Norwood Junction, Crystal Palace and West Croydon. Also located close by is Goldsmiths University.



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## PLANNING

A planning application has been submitted to Lewisham Council for: 'The partial demolition of the single storey commercial building at the rear of No. 431 New Cross Road SE14 and the construction of a first and second floor (roofspace) extension with a balcony on the rear elevation of the building at first floor level and a roof terrace on the Stanley Street elevation of the building at second floor level, in connection with the conversion of the building to provide a four bedroom dwelling house incorporating a bike store and refuse storage/collection area'. Details of this application can be found under ref: DC/17/099797 on Lewisham Council's planning portal, and permission is likely to be granted in August 2017.

## FURTHER INFORMATION

Copies of the proposed plans, anticipated re-sale and rental advice for the finished unit are available upon request.

## TERMS

Offers in the region of £400,000 are invited for the freehold interest.

## VAT

We understand that VAT is not applicable in this matter.

## VIEWINGS

The site can be viewed by the roadside.



**For more  
information  
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