

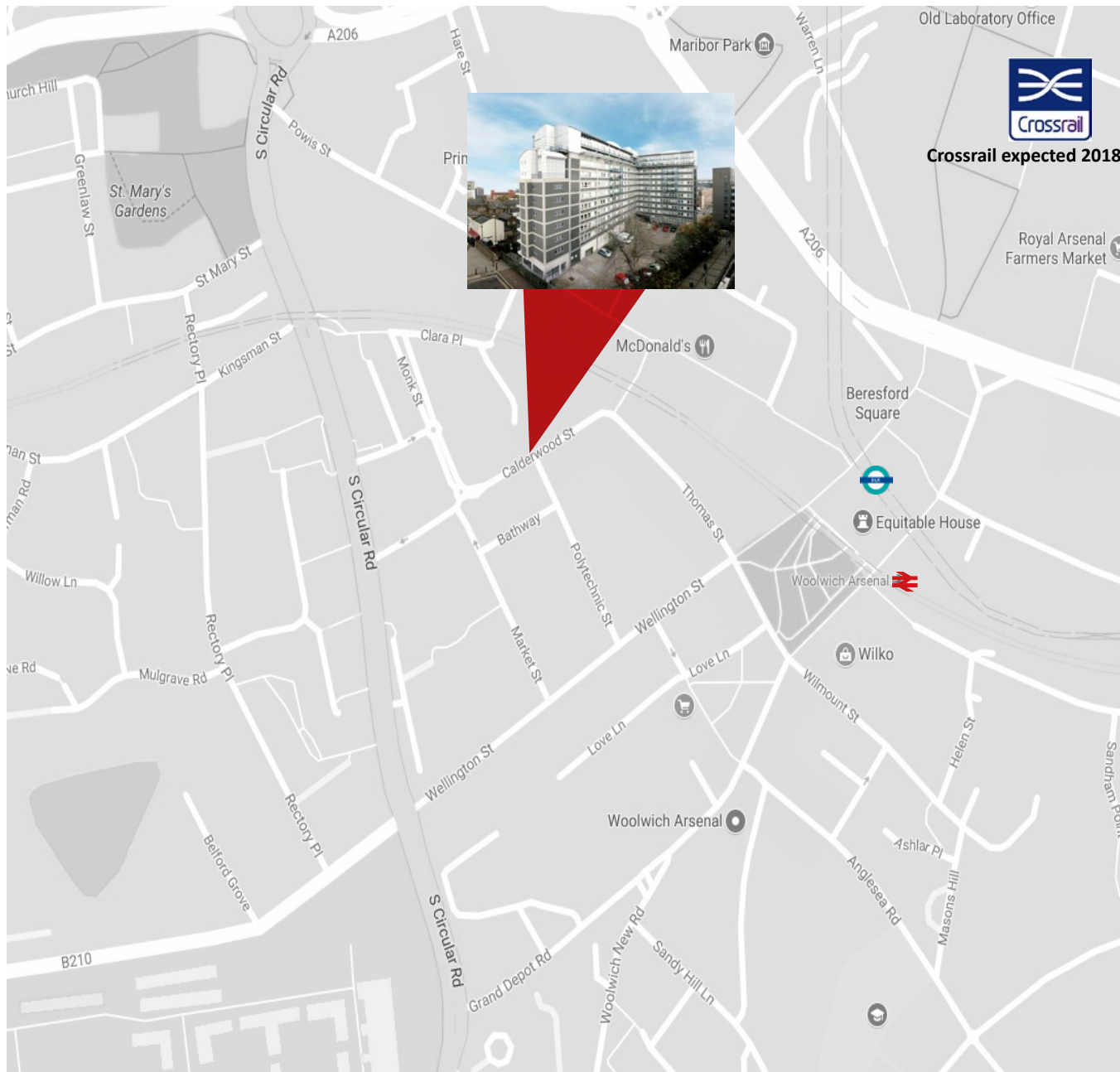


The Vista Building, 30 Calderwood Street, Woolwich, London SE18 6QW

Consented development site for sale - planning permission in place for 7 x 2 bed units and 1 x ground floor commercial unit

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- Full planning permission for 7 residential apartments and 1 commercial unit.
- Side extension to landmark Vista Building.
- Site located in the heart of Woolwich Town Centre.
- Walking distance to Woolwich Arsenal Rail, DLR & Crossrail Stations.
- GDV- c. £3,530,000
- Offers in excess of £850,000

DESCRIPTION

An opportunity to acquire a consented development site in the heart of Woolwich town centre that benefits from full planning permission for the erection of a side extension to the landmark Vista Building. The consent provides for the erection of 7 x 2 bedroom flats with an allocated car parking space per flat and a ground floor commercial unit.

The site is being sold by the freeholder of The Vista Building on a 150 year leasehold basis. All necessary consent to do works, create under-leases and for any change of use will therefore be granted by the freeholders within the sale contract.

LOCATION

Positioned in the centre of Woolwich town centre the property is a short walk from Woolwich Arsenal Station, DLR and the imminent Crossrail Station providing commuters with an array of services to choose from into Central London. Woolwich Town Centre provides a varied selection of shops, restaurants, bars and other typical High Street facilities, and has recently been subject to significant investment and regeneration, which is driving significant capital growth.



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ACCOMMODATION SCHEDULE

Unit	Floor	Description	Sqm	Sqft
Retail	Ground	Commercial Unit	73	780
1	First	2 bedroom apartment with an en suite, private terrace and one parking space	73	780
2	Second	2 bedroom apartment with an en suite, private terrace and one parking space	73	780
3	Third	2 bedroom apartment with an en suite, private terrace and one parking space	73	780
4	Fourth	2 bedroom apartment with an en suite, private terrace and one parking space	73	780
5	Fifth	2 bedroom apartment with an en suite, private terrace and one parking space	73	780
6	Sixth	2 bedroom apartment with an en suite, private terrace and one parking space	73	780
7	Seventh & Eighth	2 bedroom and study duplex apartment with an en suite, private terrace and one parking space	104	1,115
Residential Total			539	5,798
Commercial Total			73	780
Total			612	6,578

PLANNING

Full planning permission was granted on 8th February 2017 by Greenwich Council under ref 16/3892/F: for the 'erection of 9 storey extension to the north west of the building (fronting Clara Place) to provide 7 x 2 bed flats and a ground floor retail unit.'

PLANNING OBLIGATIONS

Whilst the existing consent does not require the provision for an S106 payment, the development is liable for Mayoral and Local CIL. We understand that Mayoral CIL is charged at the prevailing rate of £35/sqm in Greenwich, and that Local CIL is charged at the prevailing rate of £70/sqm in this location. For further clarification, parties are advised to contact Greenwich Council's planning department.

FURTHER INFORMATION

Copies of approved plans, decision notice and schedule of anticipated sales and rental values are available upon request.

TERMS

Offers in excess of £850,000 are invited for the long leasehold interest.

VAT

We understand that VAT is not applicable in this transaction.

VIEWINGS

The site can be viewed from the roadside fronting Clara Place.



**For more
information
contact:**

**Steven Flannighan on
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Meet the rest of the team...

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