



Former Kennedy's Sausage Factory, 84-86 Peckham Road, London SE15 5LQ

Substantial existing property with lapsed planning consent for development

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- 17,383 sqft of existing property on a 0.5 acre plot in Central Peckham with potential to extend substantially.
- Lapsed planning consent to demolish and build 38 flats plus commercial.
- Guide Price- £6,500,000 F/H.

## DESCRIPTION

The site / property for sale is 0.46 acres and is occupied by a two storey property of c.17,383sqft / 1,615sqm arranged over ground and first floor currently used as B1 work space. The existing property has potential to be extend substantially subject to planning permission. The property with or without extension would work well where it is divided, manged and let to indivial occupiers as serviced work space. Equality it would work for one occupier. As such it will interest investors and owner occupiers.

The site has a lapsed planning consent for the demolition of the existing property and construction of 38 new build flats with 1,367sqft of A1, A2 and B1 commercial space at ground floor. The site / property will be of interest to developers as well as owner occupiers and investors.

The house '3 Talfourd Road' which is connected to the property / site is in the same ownership. 3 Talfourd Road is a detached period house which is derelict. It has potential to refurbish and extend as one dwelling or flats or knock down and new build to provide one dwelling or a small block of flats, subject to planning permission. Although this is not being highlighted in what is for sale as the owner was minded to retain and sell separately at a later date, the owner would consider including.



E: [commercial@acorn.ltd.uk](mailto:commercial@acorn.ltd.uk)

W: [acorncommercial.co.uk](http://acorncommercial.co.uk)

**120 Bermondsey Street,  
London SE1 3TX  
T: 020 7089 6555**

1 Sherman Road,  
Bromley, Kent BR1 3JH  
T: 020 8315 5454





Front of property



## HISTORY & PLANNING

The site / property was formerly the head office and factory of Kennedy's Sausages since 1934. They operated from the Kennedy's sausage factory building and shop, two period villas (now demolished), the grade II Listed former Peckham Fire Station, and a detached period house in Talfourd Road.

In 2010, planning permission was granted under Southwark Council reference number 10/AP/0087 for the 'demolition of former factory and redevelopment with a three to five storey frontage building and a two to seven storey building at rear of site, conversion of former fire station and refurbishment of 3 Talfourd Road to provide mixed use development of 44 dwellings, 202 sq.m of Classes A1, A2 or B1 floorspace (retail, financial and professional services, offices), car, cycle, scooter parking and central amenity open space'. The architects were Alan Camp Architects. The two period villas were subsequently demolished however construction never began. The site is allocated for residential use with an indicative capacity of 45 units and 200 sqm of non-residential use of which; 100 sqm is allocated for retail and 100 sqm is business use within the Peckham and Nunhead Area Action Plan which was adopted in 2014.

In October 2011, the site / property was purchased Minty Property who are the current owners. Minty Property transformed the derelict Kennedy's sausage factory building, shop and surrounding land which includes where the period villas once stood into artist studios and workshop spaces.



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In 2015, Minty Property decided to gift the former Grade II listed old fire station on a 99 year lease at a peppercorn ground rent to a local registered charity, South London Gallery. The derelict 4 storey building is currently undergoing a £3.6m renovation project into a new cultural centre and will be an expansion on South London Gallery's existing space close by. It will include new spaces for exhibitions by national and international artists as well as new education and event spaces and a new archive room, opening up the SLG's archives for the first time. The gallery is expected to open later in 2018 will be open to the public 6 days per week.

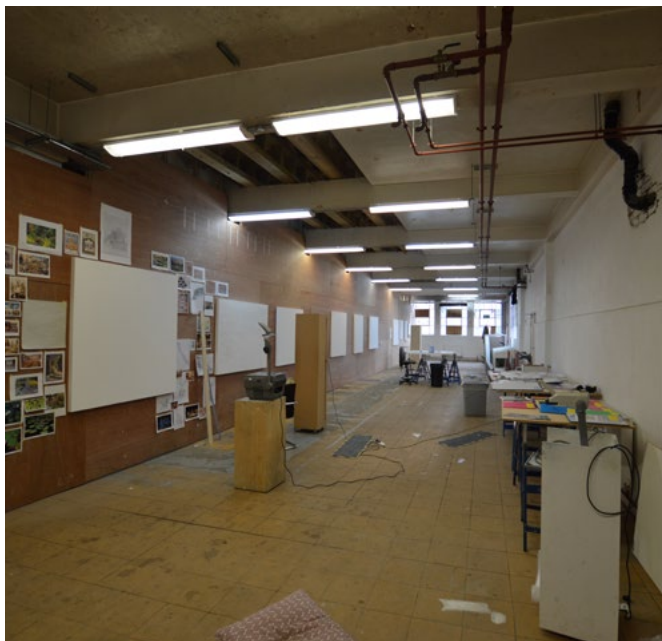
To be sold is the Kennedy's sausage factory building, shop and surrounding land which includes where the period villas once stood. As shown in red in the Ordnance Survey extract not for sale is the former Peckham Fire Station and house in Talfourd Road. However, the fact the listed Fire Station was gifted to a local reputable charity for the community, it should impact on development provisions if the buyers wish to develop the site, such as affordable housing.

On the site / property to be sold, the previous consent granted in 2010 provides for a 5 storey block at the front with a commercial unit at ground and 10 flats above (block B) and a 6 storey block at the rear of 28 flats (block C). This is shown in the table and plan to follow and can also be seen in the plans provided with the further information.

## SALES VALUES FOR DEVELOPMENT

We have consulted with our New Homes Division and local branch network and values for new flats in this location are as follows:-

- 1 bed flat - £400,000 - £425,000
- 2 bed 1 bath flat - £500,000 - £525,000
- 2 bed 2 bath flat - £550,000 - £575,000
- 3 bed 2 bath flat - £600,000 - £625,000



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## SCHEDULE OF ACCOMMODATION FOR LAPSED PLANNING CONSENT

Unit	Floor	Description	Sqm	Sqft
<b>Block B (Front building)</b>				
Commercial	G	A1/A2/B1 unit	127	1,367
1	1	2 bed 4 person flat	70	753
2	1	2 bed 3 person flat	60	646
3	1	2 bed 4 person flat	70	753
4	2	2 bed 4 person flat	70	753
5	2	2 bed 3 person flat	80	861
6	2	2 bed 4 person flat	70	753
7	3	2 bed 4 person flat	78	840
8	3	2 bed 4 person flat	70	753
9	4	2 bed 4 person flat	70	753
10	4	2 bed 4 person flat	70	753
<b>Sub Total</b>			<b>835</b>	<b>8,985</b>
<b>Block C (Rear building)</b>				
1	G	2 bed 3 person flat with wheel chair access	90	969
2	G	2 bed 3 person flat with wheel chair access	78	840
3	G	3 bed 5 person flat with wheel chair access	115	1238
4	1	3 bed 5 person flat	90	969
5	1	2 bed 3 person flat with wheel chair access	77	829
6	1	2 bed 3 person flat with wheel chair access	71	764
7	1	3 bed 5 person flat	90	969
8	1	3 bed 5 person flat	86	926
9	2	2 bed 4 person flat	73	786
10	2	1 bed 2 person flat	50	538
11	2	2 bed 4 person flat	73	786
12	2	3 bed 5 person flat	89	958
13	2	3 bed 5 person flat	86	926
14	3	2 bed 4 person flat	73	786
15	3	1 bed 2 person flat	50	538
16	3	2 bed 4 person flat	73	786
17	3	3 bed 5 person flat	89	958
18	3	3 bed 5 person flat	86	926

19	4	2 bed 3 person flat	67	721
20	4	2 bed 3 person flat	66	710
21	4	3 bed 5 person flat	89	958
22	4	3 bed 5 person flat	86	926
23	5	2 bed 3 person flat	57	614
24	5	2 bed 3 person flat	60	645
25	5	3 bed 5 person flat	88	947
26	5	3 bed 5 person flat	88	947
27	6	3 bed 5 person flat	86	926
28	6	2 bed 4 person flat	72	775
<b>Sub Total</b>			<b>2,198</b>	<b>23,661</b>
<b>Total</b>			<b>3,033</b>	<b>32,646</b>

Ground floor plan for lapsed planning consent

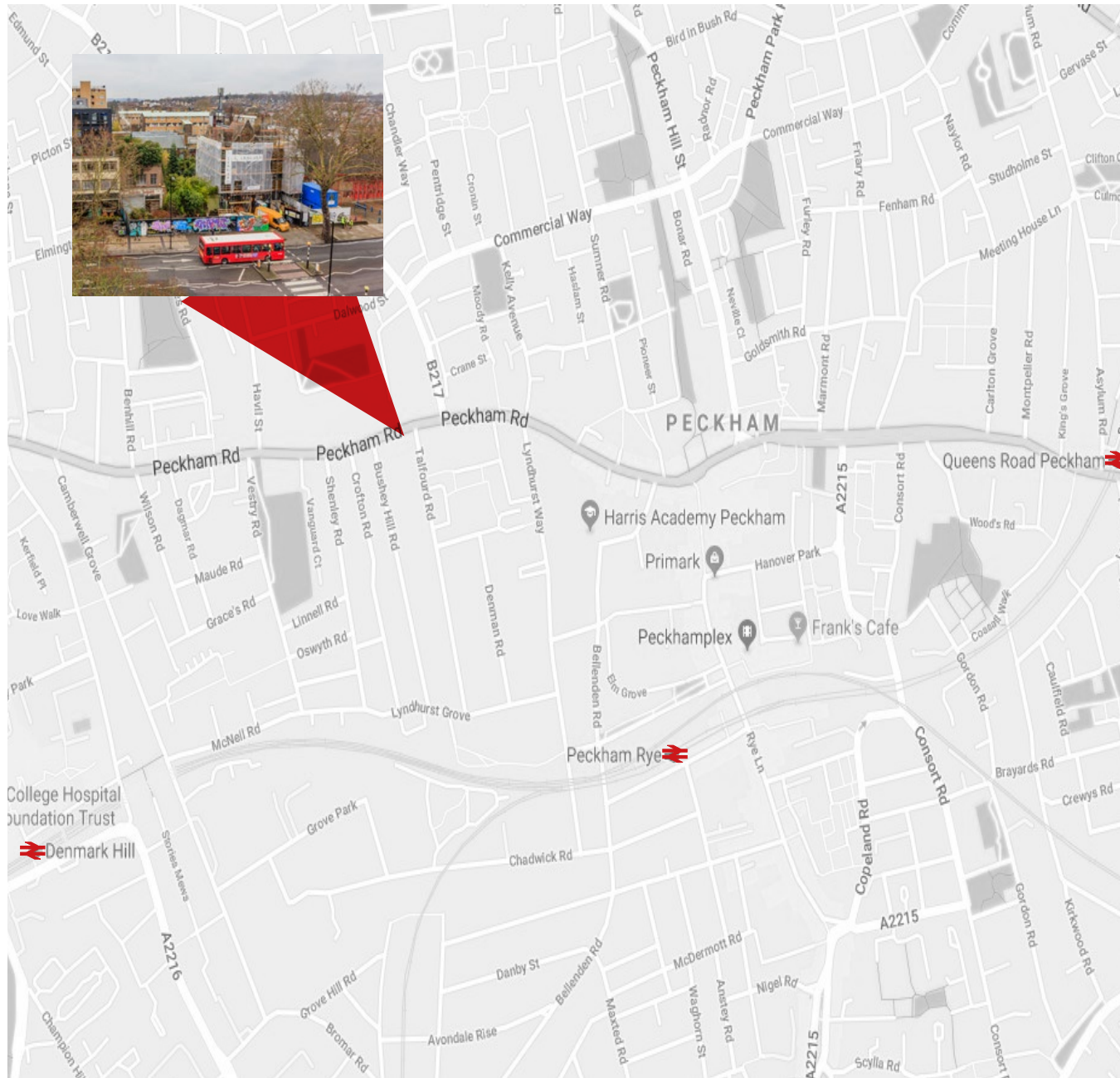






Front CGI of lapsed planning consent





## LOCATION

Located on Peckham Road, the site occupies a prominent position opposite the junction of Southampton Way between the new Peckham fire station and Pelican House. Peckham's town centre with Peckham Rye Station (served by Southern & South Eastern trains, Thameslink and London Overground East London line), the Bussey Building, ([www.copelandpark.com](http://www.copelandpark.com)), and Frank's cafe ([www.frankscafe.org.uk](http://www.frankscafe.org.uk)) are under ½ mile, as is Camberwell town centre. Burgess Park is within ¾ mile to the North.

Significant regeneration and changes have taken place in Peckham in recent years which have enhanced the demand from people wanting to live and work in the area.

The site is a stone's throw away from reputable South London Gallery ([www.southlondongallery.org](http://www.southlondongallery.org)) and Camberwell Arts college ([www.arts.ac.uk/camberwell](http://www.arts.ac.uk/camberwell)); and a short walk to the trendy shops, cafes and other local amenities in Bellenden Road (<https://www.timeout.com/london/blog/13-reasons-to-go-to-bellenden-road-in-peckham-se15-090916>).

## EXISTING ACCOMMODATION

Former Kennedy's factory and shop:

Ground- 820 sqm / 8,826 sqft

First- 795 sqm / 8,557 sqft

Total- 1,615 sqm / 17,383 sqft

## FURTHER INFORMATION

The following further information is available upon request:-

- Ordnance Survey extra
- Title and title plan
- Decision Notice and plans for lapsed planning consent



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Rear from Talfourd Road



## VAT

We understand that VAT is not chargeable on the sale price.

## SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquiries in this regard.

## TERMS

Guide- Unconditional offers in excess of £6,500,000 are invited for the freehold interest on the basis of a sale and lease back where the current owners rent the property for a 12 month period at a rent of £150,000pa to give them time to relocate.

## VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 7089 6555.



Rear CGI of lapsed planning consent



**For more information contact:**  
**Tom Luck or Tony Wood on**  
**020 7089 6555**



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