



- Vacant freehold plot
- Planning permission to build two 2 bedroom maisonettes
- Well-located close by to popular
- Lordship Lane and East Dulwich Railway Station
- GDV- £1,165,000 with re-sales within the 'help to buy' threshold
- OIRO £525,000 F/H

DESCRIPTION

An opportunity to acquire a freehold development site located in the centre of affluent East Dulwich benefitting from planning permission for the erection of a 4 storey block comprising two spacious split-level 2 bedroom maisonettes. The site is currently vacant and hoarded which along with the small number of pre-commencement conditions that the eventual developer is obliged to undertake is likely to ensure that the site is well received for buyers looking to commence building works on a site shortly after purchase.

PLANNING

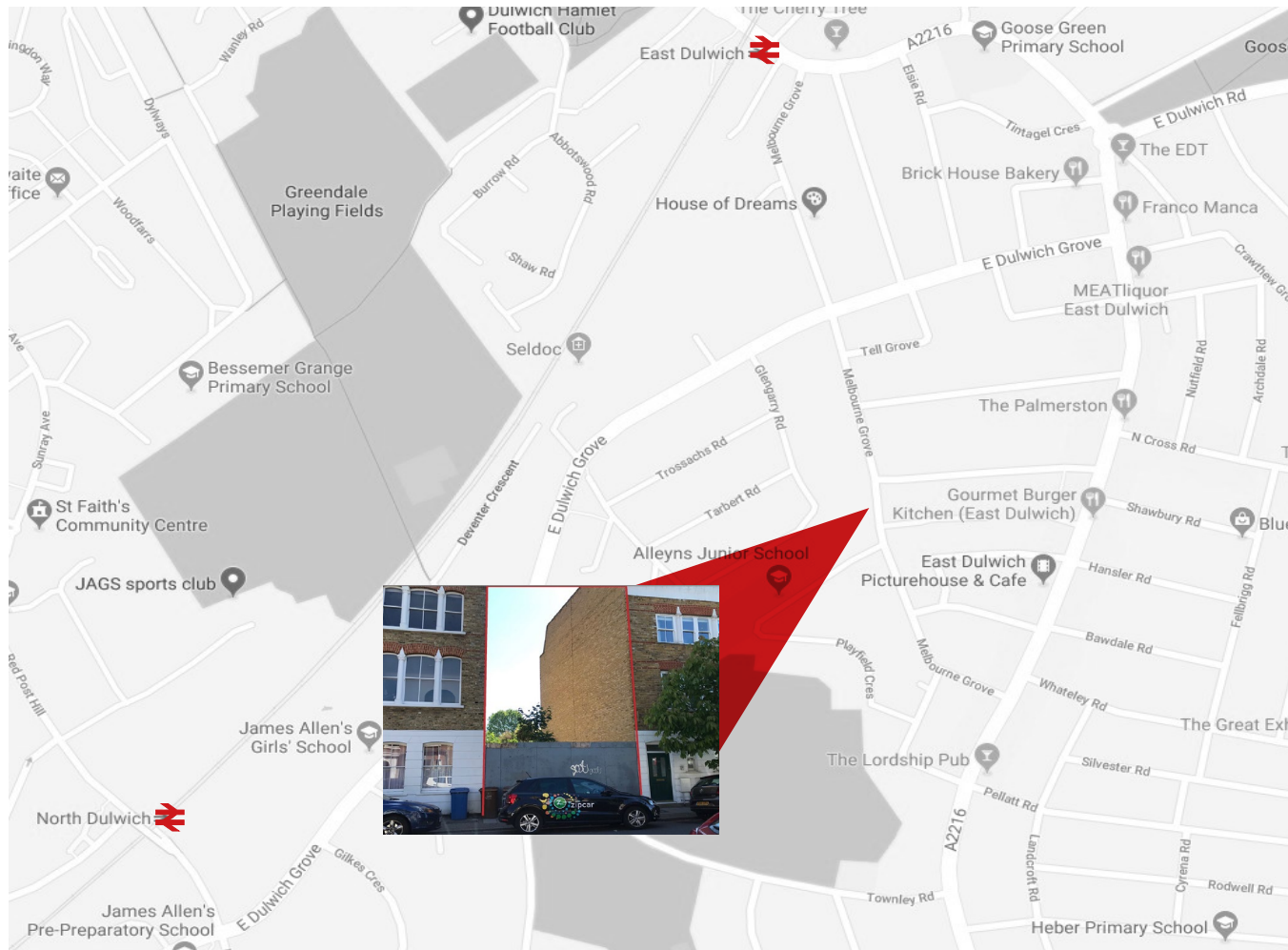
Full planning permission was granted by Southwark Council on 30th June 2017 under ref 17/AP/1527 for "Erection of a four storey building containing two 2 bedroom maisonettes, with a garden to rear".

PLANNING OBLIGATIONS

Whilst the existing consent does not require the provision for any s.106 payments, the development is liable for Mayoral and Local CIL. We understand that the Mayoral CIL is charged at the prevailing rate of £35/sqm and that Local CIL is charged at the prevailing rate of £200/sqm in this location. Please note that indexation applies to both rates, and from 2012 and 2015 respectively.

95 Melbourne Grove, East Dulwich, London SE22 8RR
Consented development site in East Dulwich for sale

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LOCATION

The subject property is positioned on Melbourne Grove close by to the intersection with Chesterfield Grove. Melbourne Grove is characterised by well-presented period housing stock within the heart of East Dulwich and is well regarded by buyers.

With regards amenity, the ever popular Lordship Lane is located just yards away and houses an eclectic mix of national and niche retail, food and leisure operators.

In terms of transport, East Dulwich Railway Station is located 0.3 miles away from the property and provides commuters with regular services to London Bridge (15 minutes), Beckenham and West Croydon.

FURTHER INFORMATION

Copies of the approved plans, decision notice and a schedule of anticipated sales values compiled by Acorn's New Homes Division are all available upon request.

TERMS

Offers in the region of £525,000 are invited for the freehold interest.

VAT

We understand that VAT is not applicable in this transaction.

VIEWINGS

This property is visible to view from the roadside.



For more information contact:
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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



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