



Rear of 341-343 Norwood Road, Tulse Hill, London SE27 9BQ
Consented freehold development site for sale

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ACCOMMODATION SCHEDULE

Unit	Floor	Description	Sqm	Sqft
1	GF/1st	3 bed, 5 person maisonette	101	1,083
2	1st	2 bed, 3 person flat	70	757
3	2nd	1 bed, 3 person flat	50	541
4	2nd	2 bed, 4 person flat	70	757
5	3rd	2 bed, 4 person flat	70	757
6	4th	1 bed, 2 person flat	50	538
Total			411	4,433

- Vacant freehold development site
- Consent for 6 apartments (2 one bed, 3 two bed & 1 three bed)
- All apartments qualify for 'Help to Buy'
- Located in a sought-after position
- 0.1 miles from Tulse Hill Station
- Guide £950,000 F/H

DESCRIPTION

A clear and vacant site previously used as second hand car display area measuring approximately 346 m², situated in a sought-after location within 0.1 miles of Tulse Hill Station and boasting full planning permission for the construction of 6 new apartments. The planning consent provides for a three / five storey block comprising a 3 bedroom maisonette, three 2 bedroom apartments, and two 1 bedroom apartments.

PLANNING

Planning permission was granted by the London Borough of Lambeth on 3.10.2018 for the "redevelopment of the car sales lot to erect a part three, part five storey building to provide 5no. Self-contained flats and 1 no. maisonette with associated amenity space, cycle storage and refuse storage".

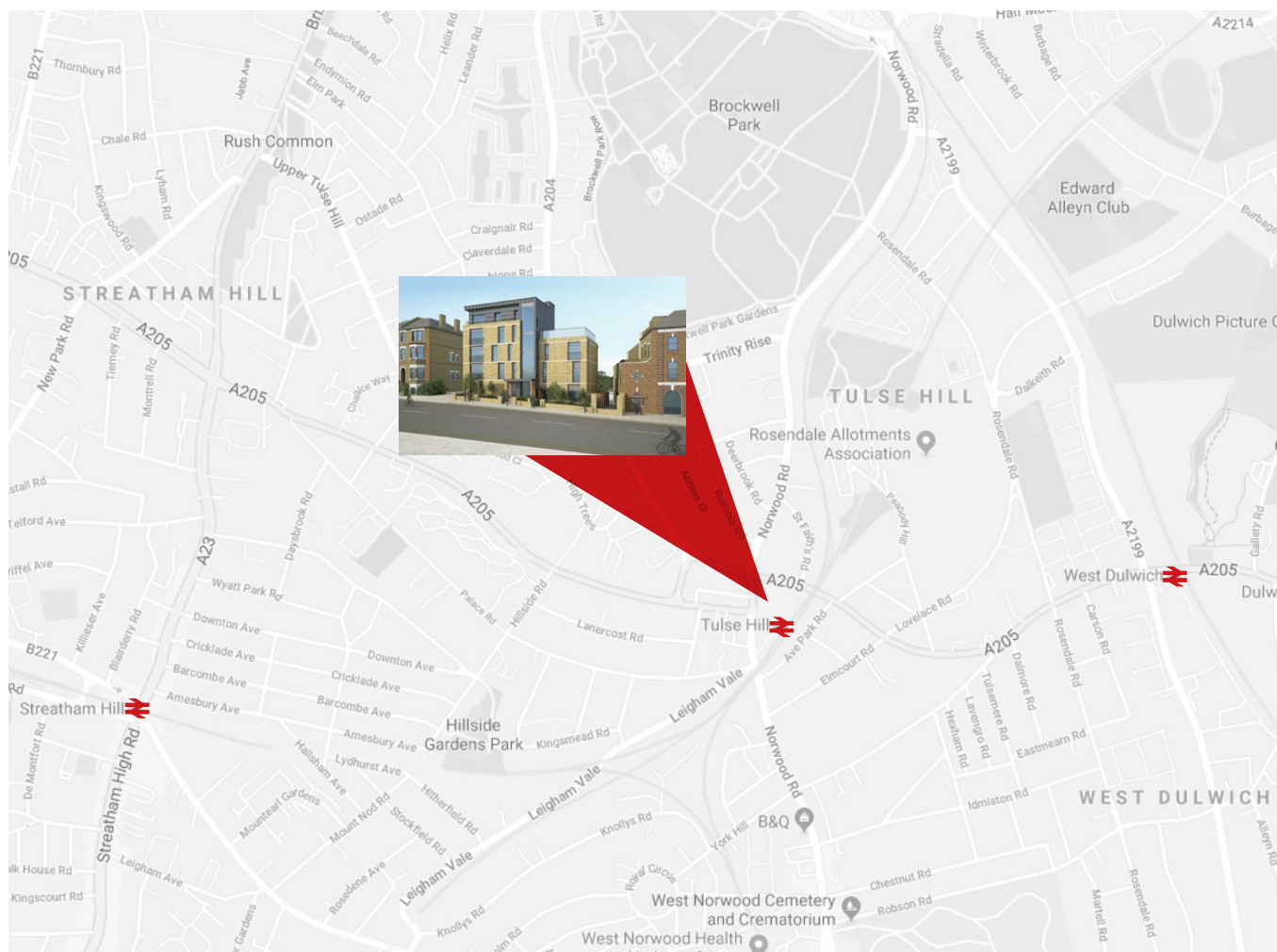
PLANNING OBLIGATIONS

A Community Infrastructure Levy (CIL) payment is due from the eventual developer to Lambeth Council and the Mayor of London respectively. This payment totals c. £35,000 (subject to indexation). The agreed 106 payment is £76,327.

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LOCATION

The site is situated on the corner of Thurlow Park Road and Norwood Road in the centre of Tulse Hill, just 0.1 miles from Tulse Hill Station. Thurlow Park Road forms part of the A205 South Circular, and leads onto the Tulse Hill one-way system offering direct road links to West Norwood, Streatham, Dulwich and Herne Hill. The property benefits from good transport links; Tulse Hill Station provides fast and frequent services to London Bridge, Kings Cross and London Victoria. Tulse Hill is served by local bus routes.

Brockwell Park is 0.4 miles (approx. 8 min walk) from the subject property offering an array of leisure facilities, including an award-winning Lido Cafe. With beautiful views across London, this stunning park is very popular with local residents.

FURTHER INFORMATION

Copies of plans, decision notice, title plan, service information, other supporting documents, and a schedule of anticipated resales and rental values are available upon request.

TERMS

Offers in the region of £950,000 are invited for the vacant freehold site with the benefit of planning permission.

VAT

We understand that VAT is not applicable in this transaction.

VIEWINGS

Viewings are available from the roadside.



For more information contact:
Tony Wood on
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