



- Freehold site
- Apparent Development Potential (STPP)
- Former office and workshop
- 0.3 miles from Peckham Rye Station
- Sold with vacant possession
- OIEO - £600,000 F/H

## DESCRIPTION

A single storey workshop/office building in a central location in Peckham, conveniently located for Rye Lane, Peckham High Street and both railway stations. Occupied by a local building contractors for over 20 years, the property has footprint of circa 1,400 sqft, and comprises a workshop with double height ceilings, two office rooms, kitchen and w/c facilities and a small mezzanine area. Whilst the building is currently accessed via a right of way over a neighbouring site, it does have boundaries with pavement on Copeland Road and Bournemouth Road. Surrounding properties comprise a combination of residential and office accommodation.

## POTENTIAL

The site has no recent planning history, is not located in a conservation area and is in the 'Peckham Core action area' and 'Peckham Major town centre' indicating a willingness from Southwark Council to see it redeveloped.

Residential property values in the area are typically around £750psqft. Acorn's New Homes department sold all units in a new build scheme on Peckham Road at an average of £765psqft between February and April 2019.

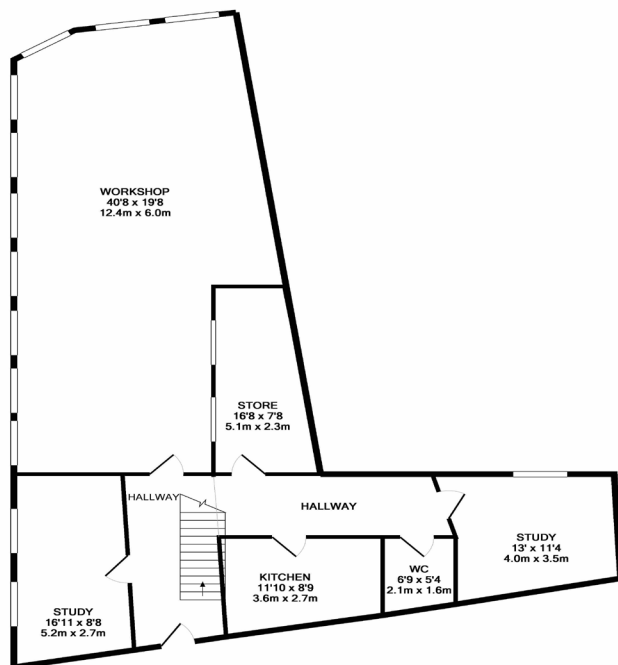
131 Copeland Road, Peckham, London SE15 3SN  
Freehold site offering development potential (STPP)

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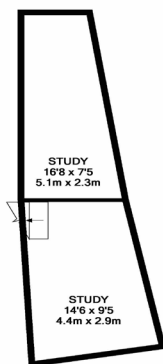


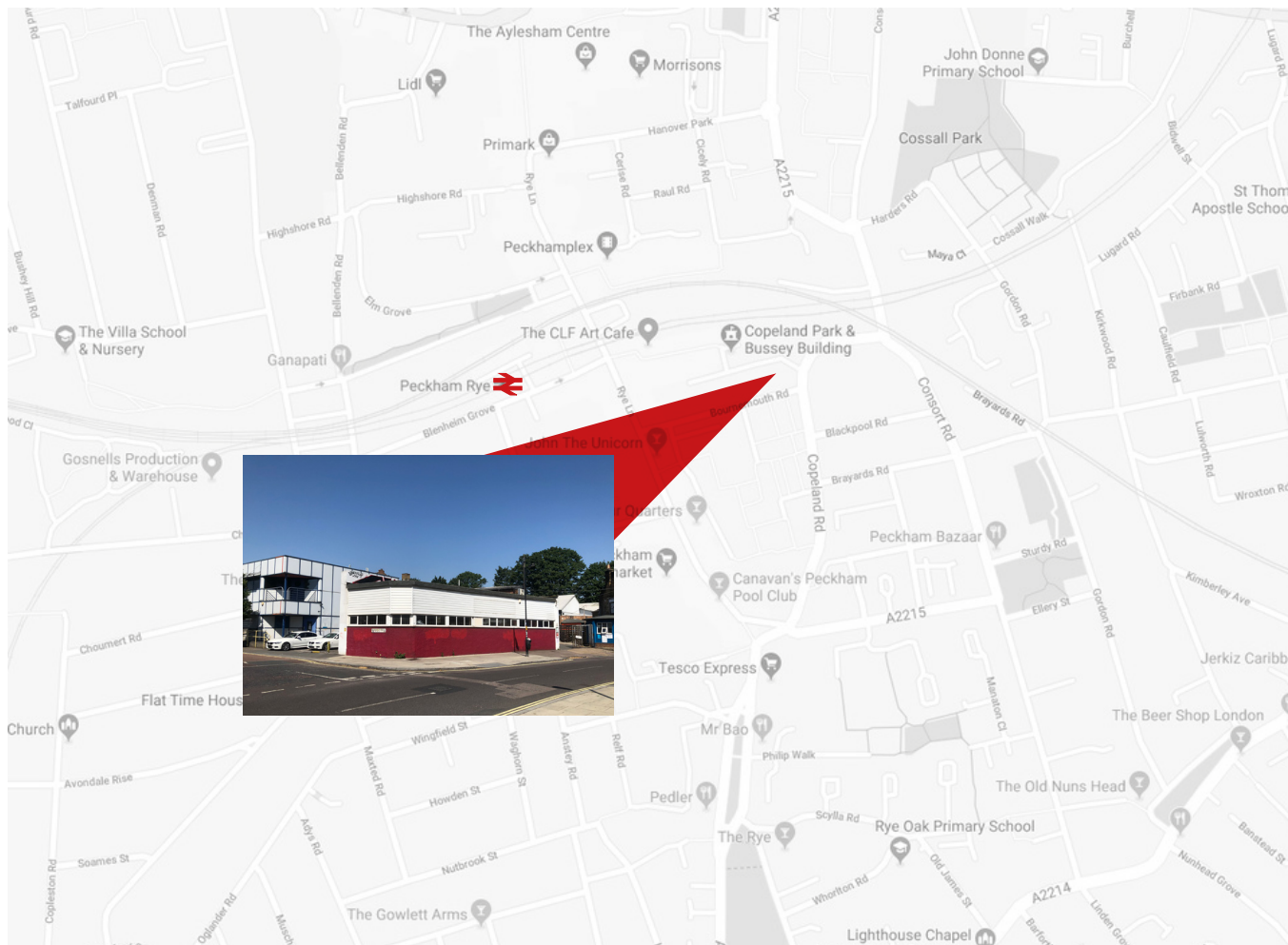


GROUND FLOOR 1,353 SQFT



FIRST FLOOR 224 SQFT





## LOCATION

Located on the Northern side of the junction between Copeland Road and Bournemouth Road, the subject property is 0.1 miles from Rye Lane which provides a wealth of amenities, retailers and services, and Peckham Rye railway station which is on the Overground, Southern, Thameslink and Southeastern lines providing frequent services to London Bridge, London Victoria, Clapham Junction and London Blackfriars. Peckham has seen significant growth in property values over recent years with flats showing an increase in value of 72% in the last decade. The volume of redevelopment in the area combined with improving local facilities, strong transport links and proximity to central London (4.5 miles) continue to ensure the popularity of the location.

## TERMS

Unconditional offers in excess of £600,000 are invited for the vacant freehold interest.

## VAT

We understand that VAT is not applicable in this transaction.

## FURTHER INFORMATION

Copies of the title and title plan are available on request.

## VIEWINGS

No casual callers please. All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



**For more information contact:**  
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