



33 NIGHTINGALE GROVE, HITHER GREEN, LONDON SE13 6HE

Summary

- Vacant cleared site extending to approximately 0.18 acres
- Planning permission for new build development comprising 27 self contained flats (15 x 1 Bed, 10 x 2 Bed and 2 x 3 Bed)
- All units for private sale
- Offers invited for the freehold interest

Description

The existing property comprises a cleared site extending to approximately 0.18 acres.

The site was previously used as a skip yard and is currently vacant.

Access to the site is taken directly via Nightingale Grove.

Location

The property occupies a prominent position along Nightingale Grove in Hither Green, within London Borough of Lewisham.

The immediate area comprises a mixture of residential and commercial uses, offering an array of independent shops, supermarkets as well as a selection of restaurants and cafes, all within walking distance.

Hither Green Railway Station is located 0.1 miles from the property, providing a range of regular services into London Charing Cross in 23 minutes and London Cannon Street in 18 minutes.



Approved Accommodation Schedule

Floor	Qty	Description	Total GIA m ²	Total GIA ft ²
Ground	3	1 Bedroom and 2 Bedroom Flats	206	2,217
First	5	1 Bedroom and 2 Bedroom Flats	281	3,025
Second	5	1 Bedroom and 2 Bedroom Flats	282	3,035
Third	5	1 Bedroom and 2 Bedroom Flats	281	3,025
Fourth	5	1 Bedroom and 2 Bedroom Flats	281	3,025
Fifth	4	1 Bedroom, 2 Bedroom and 3 Bedroom Flats	285	3,068
Total			1,616	17,394

Planning

Planning permission was granted (reference: DC/22/125982) on 6th July 2023 for the construction of a 6 storey building at comprising 27 self contained flats.

The proposed development will provide 15 x 1 Bed, 10 x 2 Bed and 2 x 3 Bedroom units extending to 17,394ft² in total.

All of the units will be for private sale with a CIL liability of circa £635,370 payable and S106 contributions of £614,719 also payable. Please note that this is an indexed estimate as of October 2024 and should not be relied upon, any prospective purchasers should undertake their own analysis.



Tenure

The property is being sold freehold with vacant possession.

VAT

We understand the property has not been elected for VAT.

Terms

Offers invited for the freehold interest.

Contact

To discuss any aspect of this property or the disposal process, please contact the sellers sole agent:

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