

London SE22 **Land to the east of** **Abbotswood Road and** **Talbot Road,** **East Dulwich** **SE22 8EH**

- **A Freehold Site extending to Approximately 0.222 Hectares (0.550 Acres)**
- **Planning Permission for the erection of 7 x Three/Four Bedroom Houses with Gardens and/or Roof Terraces and Parking**
- **No s106 or CIL obligations attached to the Consented Scheme**
- **Within walking distance of East Dulwich Rail Station and Lordship Lane**

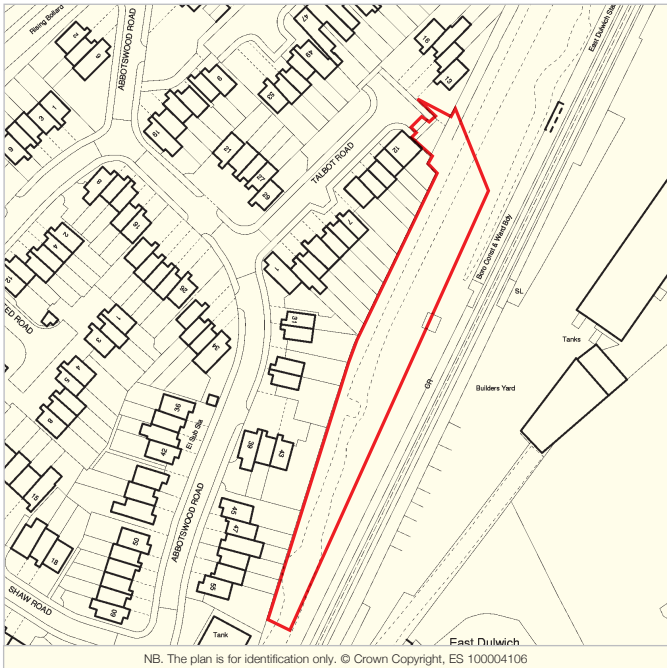
Vacant Possession



Tenure
Freehold.

Location
The property is located to the rear of houses fronting the east side of both Abbotswood Road and Talbot Road, with the site's boundary being formed by the adjacent railway lines. A Sainsbury's superstore is located close by, whilst an extensive range of shops, pubs, bars, restaurants and other amenities is available along Lordship Lane. Regular rail services into London Bridge Station run from East Dulwich Station, whilst the London Overground network is also accessible from Denmark Hill Station less than a mile away to the north. Dog Kennel Hill (A2216) is served by numerous bus routes and links with Denmark Hill/Camberwell to the north and the A205 (South Circular Road) to the south. The open spaces of St Francis Park and the Greendale Playing Fields are also nearby. Dulwich Community Hospital is a short distance away and both King's College and The Maudsley Hospitals are also accessible in Denmark Hill.

Description
The property comprises a linear shaped site, which extends to approximately 0.222 hectares (0.550 acres) and is covered with trees and shrubs. The site benefits from planning permission for the erection of 7 x three/four bedroom houses with vehicular access via the hammerhead at the northern end of Talbot Road.



Accommodation and Tenancies
Site Area Approximately 0.222 Hectares (0.550 Acres)

VAT
VAT is applicable to this lot.

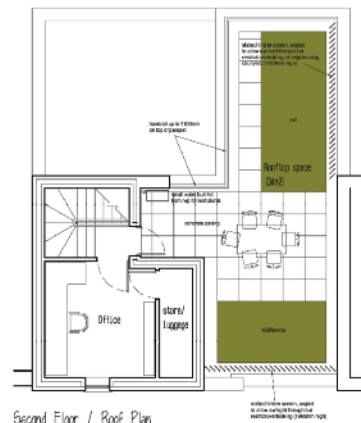
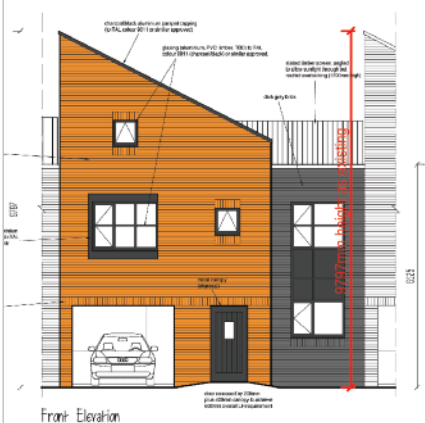
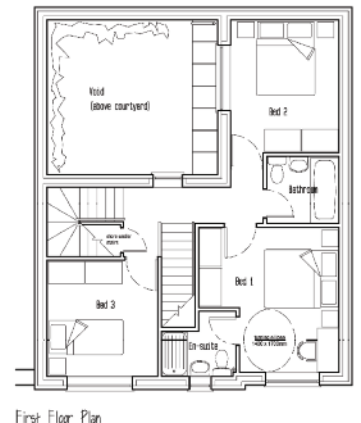
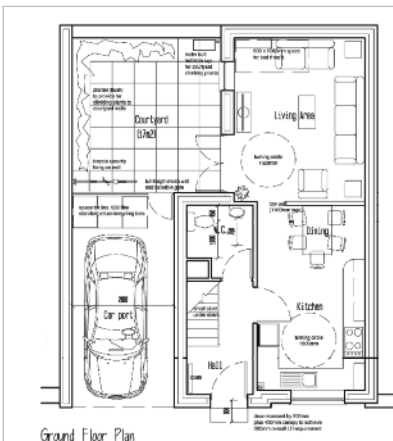
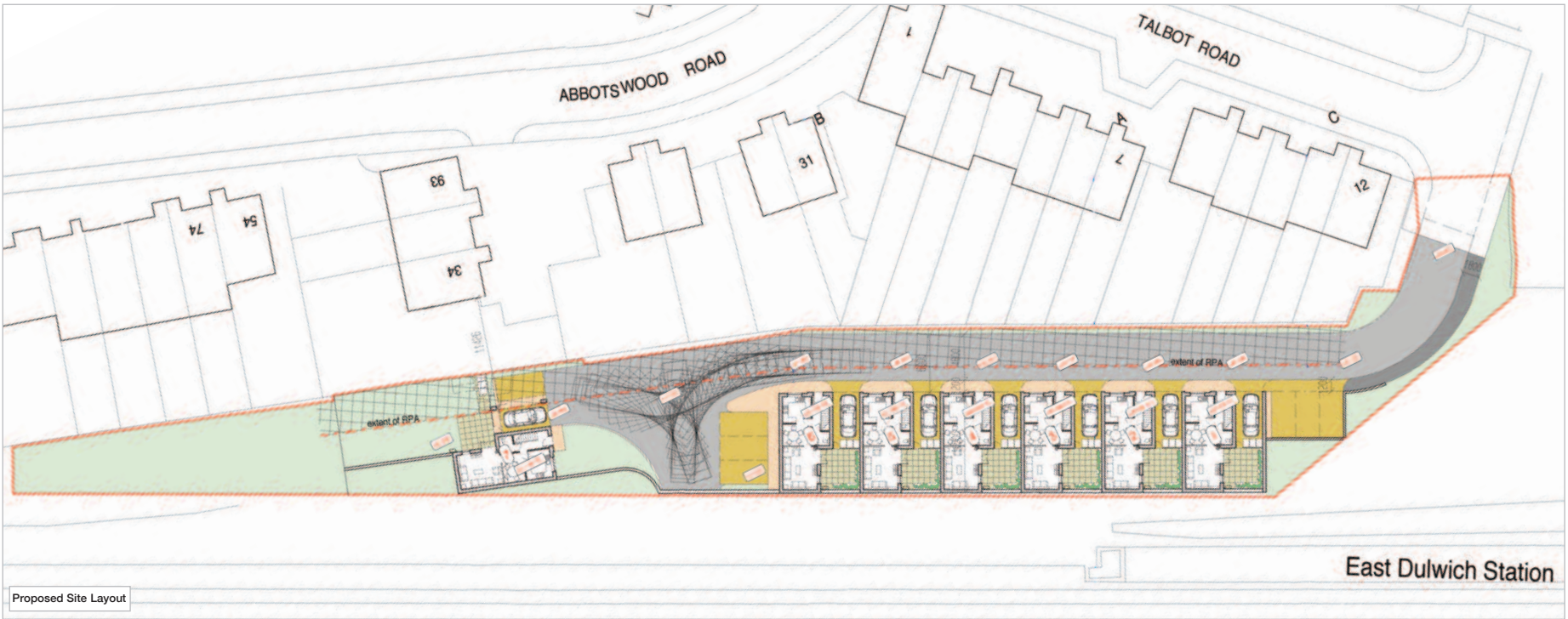
Planning
Local Planning Authority: Southwark Council.
Tel: 0207 525 5000.
The property benefits from planning permission (Ref: 15/AP/4244) dated 30th January 2016 for 'Erection of six 2/3 storey terraced houses (each 3 bedroom with an additional home office room and amenity area at second floor level) and a detached two storey house (3 bedroom); with new access created from Talbot Road and new access road and hard and soft landscaping to allow for protection of the existing trees and a means of enclosure'.
The scheme has been implemented by way of a Certificate of Lawfulness of Existing Use or Development (LBS Registered Number 16/AP/1925) dated 20th June 2016.
Upon completion of the approved works, the scheme will comprise the accommodation set out below.

Seller's Solicitor
Messrs Crewe Property Law Limited
(Ref: Ms S Crewe).
Email: sarah@crewelaw.co.uk

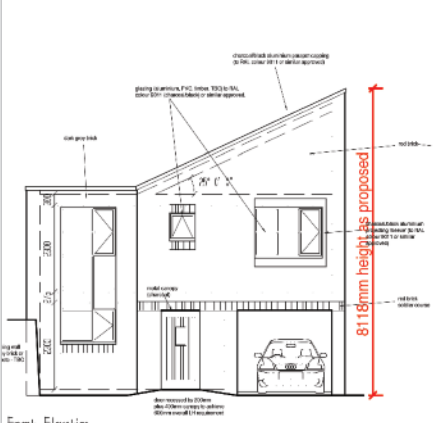
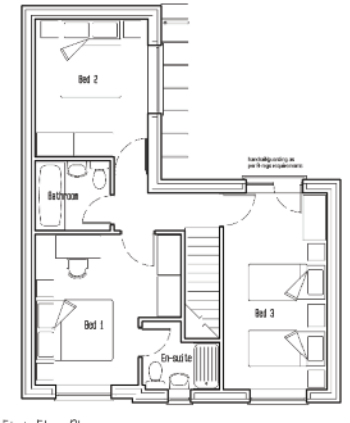
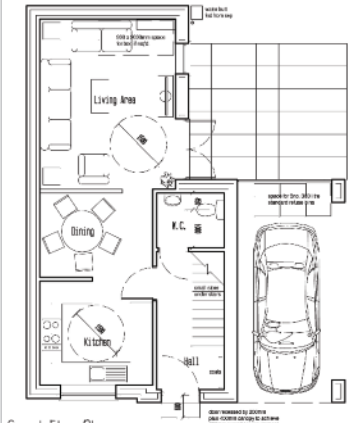
VACANT – Freehold Site with Planning

Unit(s)	Type	Accommodation	Proposed Floor Area sq m (sq ft)
1 & 6	Two x End of Terrace Houses	Ground Floor – Reception Room, Kitchen, Dining Room, Cloakroom/WC, Covered Parking Space, Courtyard Garden	114.4 sq m (1,231 sq ft)
		First Floor – Bedroom with En-Suite Shower Room/WC, Two Further Bedrooms, Bathroom/WC	
		Second Floor – Office with Storage Area off, Roof Terrace	
2, 3, 4 & 5	Four x Mid Terrace Houses	Ground Floor – Reception Room, Kitchen, Dining Room, Cloakroom/WC, Covered Parking Space, Courtyard Garden	114.4 sq m (1,231 sq ft)
		First Floor – Bedroom with En-Suite Shower Room/WC, Two Further Bedrooms, Bathroom/WC	
		Second Floor – Office with Storage Area off, Roof Terrace	
7	One x Detached House	Ground Floor – Reception Room, Kitchen, Dining Room, Cloakroom/WC, Covered Parking Space, Courtyard Garden	95.4 sq m (1,027 sq ft)
		First Floor – Bedroom with En-Suite Shower Room/WC, Two Further Bedrooms, Bathroom/WC	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsup.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



House Type 1 (Plots 1-6)



House Type 2 (Plot 7)