

FOR SALE - Freehold development opportunity

essentia

221 Consort Road, London SE15 3SB



SUMMARY

- Potential for redevelopment to create a residential scheme (subject to planning)
- Site area approximately 0.13 acres (0.05 ha)
- Pre-application to be undertaken with London Borough of Southwark for residential redevelopment/conversion
- Subject to planning and unconditional offers invited
- Bid deadline: midday Friday 16th October 2015



DESCRIPTION

221 Consort Road is a single-storey Victorian building previously used as a clinic. The property was vacated by Guy's and St Thomas' NHS Foundation Trust in July 2014.

The site is rectangular, bounded by Consort Road to the west and Scylla Road to the north, and adjacent land plots to the east and south. The building was constructed in 1901 as a relief station, a place where poor-relief claimants were interviewed and where out-relief could be issued.

The property extends to circa 372 sq.m GIA, on a site of approximately 0.05ha (0.13a). There is a small modern extension towards the northern end of the property. The site is situated in the Nunhead Green Conservation Area.

LOCATION

221 Consort Road is located in Peckham within the London Borough of Southwark, approximately 5 miles (8km) south east of Central London.

The immediate locality is predominantly residential, close to Nunhead Green with its associated retail amenities. Peckham Rye Park and Nunhead Reservoir are situated circa 500 meters south of the property beyond Nunhead Lane.

Nunhead and Peckham Rye stations are within 10-15 minutes' walk, providing the site with excellent transport links into central London. There are also regular bus links that service the surrounding areas.



PLANNING AND DEVELOPMENT POTENTIAL

The site offers significant potential for residential development, subject to obtaining the necessary planning consents. A pre-application meeting with the London Borough of Southwark is to be undertaken on September 10th which will establish the suitability of the site for residential usage.

The subject site is identified as falling within the Nunhead Green Conservation Area with no listed building status either locally or statutory.

Bidders are advised to make their own enquiries to Southwark Council to verify planning information and future planning potential.



Indicative images only

FIXTURES & FITTINGS

The building, fixtures and fittings will become the responsibility of the purchaser on completion.

TENURE

The accommodation is to be sold freehold with vacant possession.

VAT

We understand that the property is not elected for VAT.

QUOTING TERMS

Subject to planning and unconditional offers are invited via informal tender. All bids must be submitted on a specific bid proforma. Tenders should be received by midday on Friday 16th October 2015.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS & FURTHER INFORMATION

Additional information including pre-application documents and all survey information is available on request.

The property may only be inspected strictly by prior appointment through Essentia Trading Ltd. A number of open days will be held to facilitate viewings. The dates of these will be provided to potential purchasers on request.

These particulars are not an offer or contract, nor part of one. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement. Essentia Trading Ltd does not have any authority to make any representations or warranty about the property. The photographs show only certain parts and aspects of the property at the time when the photographs were taken. Areas, measurements and distances given are approximate only. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. AUGUST 2015. Essentia Trading Ltd registered in England and Wales under company number 08493283 with its registered office at St Thomas' Hospital, F04 Gassiot House, Westminster Bridge Road, London, SE1 7EH.

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