

Residential Development Opportunity

19-21
BROWNHILL ROAD
CATFORD
SE6 2HG

Freehold development opportunity
in the heart of Catford

allsop

NHS
Property
Services

Investment Considerations

- Freehold residential development opportunity in the heart of Catford
- Former NHS facility (Use Class B1a) occupying a site of approximately 0.049 hectares (0.12 acres) within the London Borough of Lewisham
- Located 150 yards from the town's primary retail pitch
- With a PTAL rating of 6a, the property is within walking distance to both Catford Bridge (0.4 miles) and Catford Station (0.5 miles)
- Prominent commuter town with regular direct train services into Central London
- The existing building extends to an approximate GIA of 380.3 sq m (4,094 sq ft)
- Prior approval to convert the existing office accommodation to 6 flats (4 x one bedrooms and 2 x studios with 16 secure cycle spaces), totalling an NSA of 317.3 sq m (3,415 sq ft)
- There is scope to significantly further enhance the consent via extensions and new build
- Significant regeneration of the Town Centre with plans to become the greenest Town Centre in London
- Vacant Possession
- Unconditional offers sought in excess of **£1,000,000** for the Freehold interest, subject to contract



Residential Development Opportunity

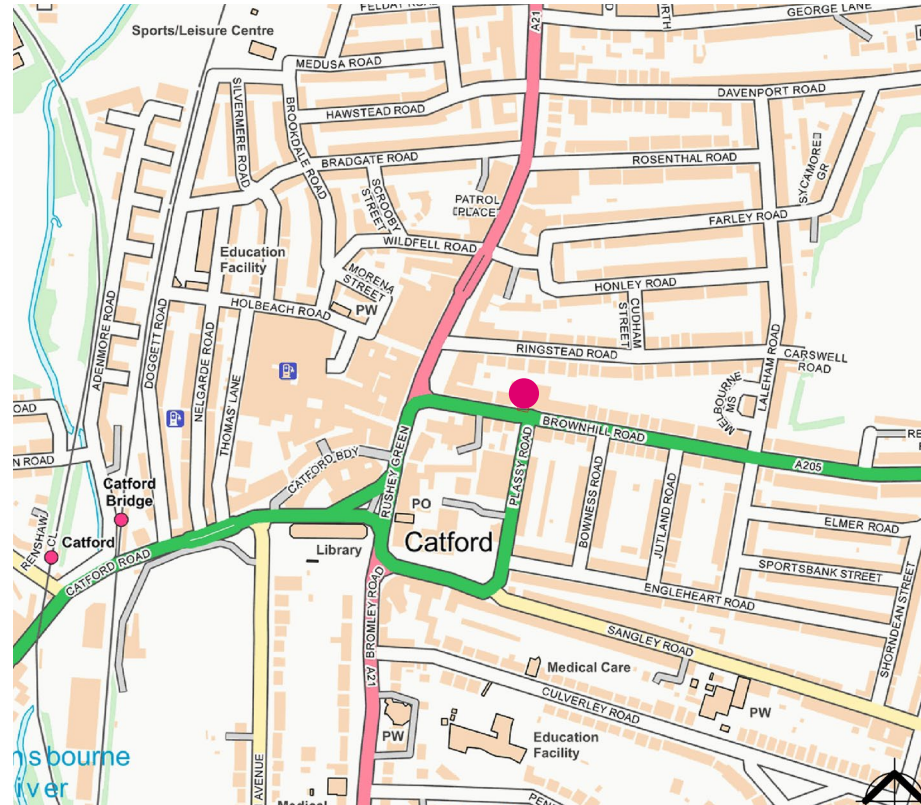
19-21 Brownhill Road, Catford, SE6 2HG

Location

Catford is a southeast London district and administrative centre of the London Borough of Lewisham. As a popular commuter location, Catford lies 7.7 miles south east of Central London, 1.4 miles south of Lewisham, 2.6 miles east of Dulwich, and 3.9 miles west of Eltham. The subject property is positioned within the heart of Catford fronting the northern side of Brownhill Road (A21), which adjoins the A205 on the South Circular gyratory.

The site is located within a mixed commercial and residential location, bounded by residential dwellings to the north and west and a mix of commercial uses concentrated to the south and west of the site. Catford houses a fantastic retail and leisure offering including Broadway Theatre, Catford Mews Cinema, vintage fairs and an annual Gin festival. Catford's main retail offering is located 150 yards to the west of the subject property, anchored by Catford Shopping Centre. An array of national and independent retailers and restaurants can be found here and along Rushey Road (A21), with local occupiers including Boots, JD Sports, Nandos, Lidl, Tesco, Aldi and Costa Coffee.

The green open spaces of Mountsfield Park, Lewisham Park and Ladywell Fields & Ravensbourne River are all in short walking distance from the property. University Hospital of Lewisham is just 0.5 miles north of the property and the area is served by a number of local schools in Catford and Dulwich, including the prestigious St Dunstan's College.



Connectivity



Catford benefits from excellent transport communications, intersected by two arterial roads, the A21 and A205. The A21 is a major road that runs through the South East connecting Lewisham with the Kentish towns of Bromley, Sevenoaks, Royal Tunbridge Wells and Hastings, intersecting the M25 Motorway. The A205 forms part of the South Circular that connects Woolwich to Richmond via Catford, Clapham and Putney.



With a PTAL rating of 6a, Catford is recognised as an established commuter town benefitting from excellent rail links into Central London. The subject property is conveniently located within close walking distance to Catford Bridge (0.4 miles) and Catford Stations (0.5 miles) to the south west. Catford Station operates Thameslink services directly into London Blackfriars (24 minutes) and Sevenoaks via Swanley (45 minutes). Whilst Catford Bridge runs direct Thameslink and Southeastern services to Lewisham (5 minutes), London Cannon Street (20 minutes) and Hayes (Kent) (20 minutes).



In addition, multiple bus routes are in operation along the A21 and A205 serving the immediate and wider area, including a direct bus route to Canada Water to access the Jubilee Underground line.

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Description

The site extends to approximately 0.049 hectares (0.12 acres) and comprises two terraced properties. Historically the properties were two separate buildings with commercial frontage, but since they have been reconfigured to provide a single NHS facility (Use Class B1a). The property provides a total GIA of 380.3 sq m (4,094 sq ft) arranged over basement, ground and two upper floors. A full set of existing floor plans are available in the data room.

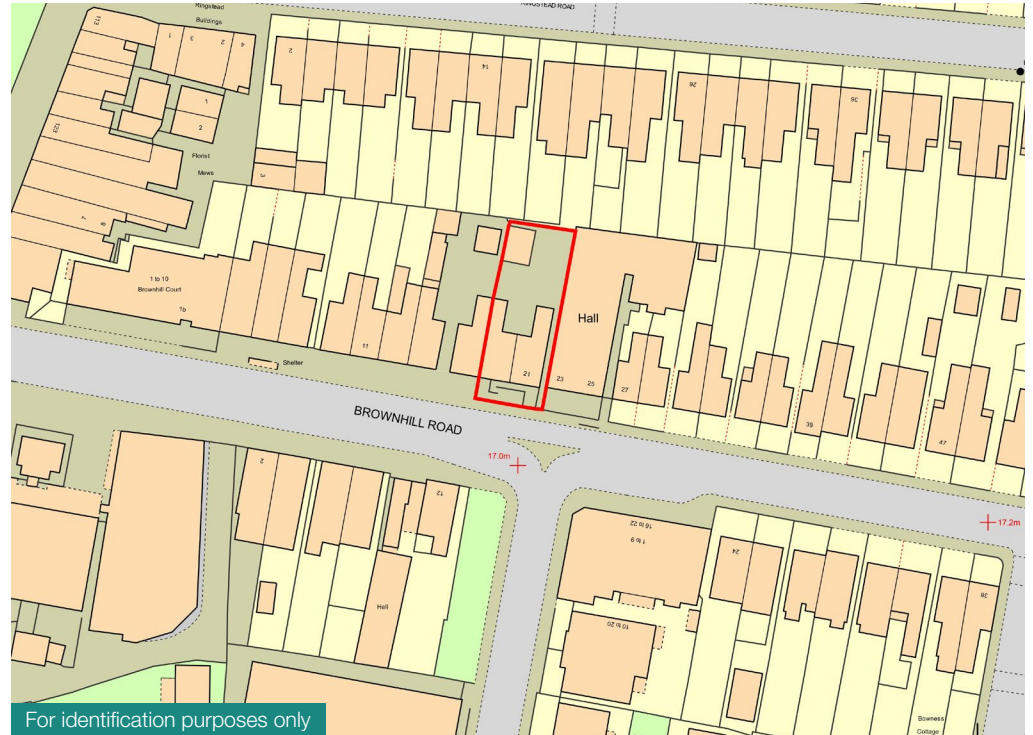
A concrete yard is located to the rear of the property, which comprises parking spaces and a detached single storey building located in the northwest corner of the site, which is currently used as an outbuilding extending to approximately 33.7 sq m (395 sq ft). The yard area can be accessed via a shared driveway located between No.15 and No.17 Brownhill Road. This driveway is owned by the Freeholder of No. 15 Brownhill Road, but No. 17-21 have a Right of Way over the land.

The property is offered with the benefit of vacant possession.

Tenure

The property is held Freehold under two title numbers SGL276436 and SGL278837.

Further information is available in the data room relating to a minor boundary discrepancy to the rear of the titles.



Catford Regeneration

Lewisham Council have pledged to make Catford one of the greenest neighbourhoods in London, with major regeneration plans to transform the town centre. Part of the plan includes re-routing the south circular road to enable the creation of a new pedestrian friendly public realm and community facilities, with efforts to make Catford town centre largely car-free.

The council are also in discussions to redevelop the Catford Shopping centre to create a new retail destination and workspace hub, which will provide affordable and creative workspaces within the heart of the town.

As part of the Councils ambitious regeneration plans, they have set out to create 2,700 new homes over the next two decades.

Planning

The property is located within the London Borough of Lewisham.

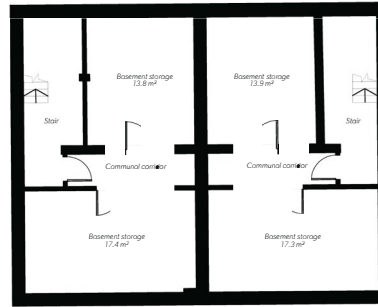
Website: <https://lewisham.gov.uk/>
Telephone: 020 8314 6000

The property is not listed nor does it lie within a conservation area. In addition, it is not subject to an Article 4 Direction.

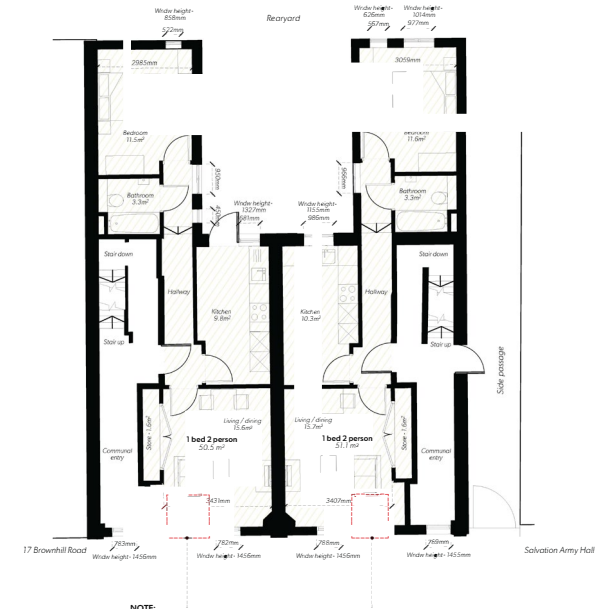
Permitted Development Rights were secured on 24th September 2021 (Ref: DC/21/122903) for the following:

'An application for Prior Approval submitted under Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from offices at Lewisham Partnership, 19-21 Brownhill Road SE6, to 6 self-contained flats.'

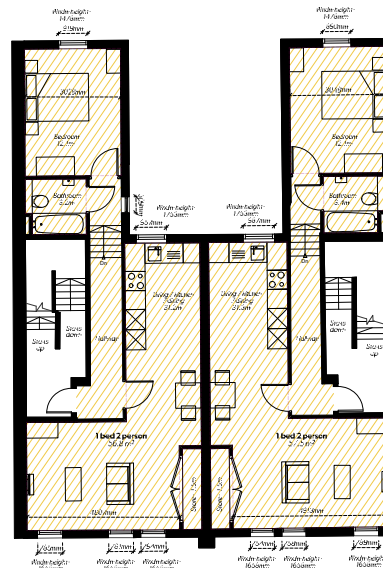
The proposed plans include 6 residential units via conversion of the existing building to create 4 x 1 bedrooms and 2 x 1 bed studios, with 16 secure cycle spaces. The proposed scheme provides a total NSA of 317.3 sq m (3,415 sq ft) of residential accommodation. Further planning documents including the floor plans are available in the data room.



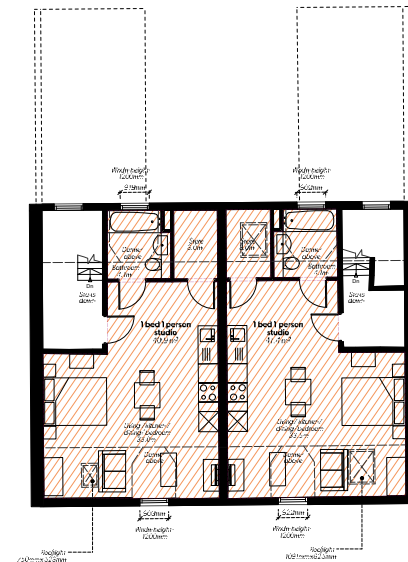
Proposed Floor Plan - Basement



Proposed Floor Plan - Ground Floor



Proposed Floor Plan - First Floor



Proposed Floor Plan - Second Floor

Enhanced Development Potential

In addition to the PD consent, there is scope to significantly further enhance the consent via extensions and perhaps a new build element. The vendor has commissioned Stitch Architects & Urban Designers to produce a feasibility study that presents a couple of further options to take advantage of the potential planning gain available on site (subject to gaining all necessary planning consents).

The options include extending the existing building to provide for 6 larger units totaling 408.8 sq m (4,400 sq ft) NSA. This feasibility study is available in the data room.

In addition to this, there is the potential to construct two dwellings to the rear yard, subject to gaining all necessary planning consents.



Aerial view from south east



Aerial view from north west

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VAT

The property is not elected for VAT.

Further Information

Further information including title and planning documents are available in the Allsop Data Room, which can be accessed using the following link: www.brownhillroadcatford.co.uk.

Buyer will enter into NHS PS standard form of contract.

Overage & Clawback Agreement

An overage and clawback agreement will be included within the sale and purchase contract. A copy of the draft agreement is available to download from the data room.

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.



Asking Price

Unconditional offers sought in excess of **£1,000,000** for the Freehold interest, subject to contract.

Contacts

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