



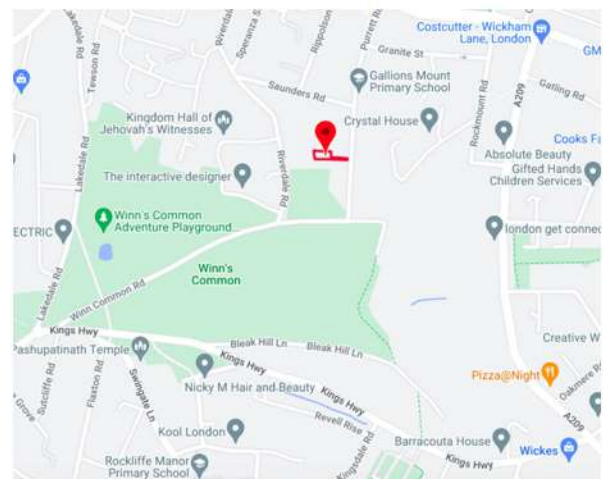
## Freehold Development Opportunity

- The site is located in Plumstead within the Royal Borough of Greenwich.
- Bus stop within 300m of the site & within a 15-minute walk to Plumstead Station.
- Situated directly behind the open parkland of Winns Common.
- Private gardens offering southern and western sunlight.
- 2 x 3-bedroom houses & 1 x 2-bedroom houses.
- Freehold.
- Offers in excess of £600,000.
- An extension to the queen Elizabeth line is expected within the next couple of years.

## DESCRIPTION

The site is currently occupied by a dilapidated & derelict house. Planning permission has been granted for the demolition and erection of 2 x 3-bedroom houses and 1 x 2-bedroom houses.

## SITE LOCATION





## PLANNING PERMISSION

Planning permission has now been granted for the demolition of the existing building and the erection of 2 x 3-bedroom houses & 1 x 2-bedroom house within a 2 – 3 storey building with associated parking and landscaping.

## ACCESS

Access can be arranged with a member of the GCS Properties team.

## ADDITIONAL INFORMATION

Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the GCS Properties team.

## ARTIST IMPRESSION



## SURVEYS

- Preliminary ecological appraisal incorporating bat survey inspection
- Landscape proposals
- Proposed bin stores & communal park
- Transport statement
- Arboricultural impact assessment & preliminary method statements
- Fire statement
- Heritage statement
- Topographical survey

## VAT

We have been advised that VAT is not applicable

## FINANCIAL CONTRIBUTIONS

Total financial contributions total £20,000

## TENURE

Freehold

## TERMS

We are inviting offers in excess of £600,000 for the freehold interest

## SCHEDULE

	GIA						Foot print			
	Dwelling 01		Dwelling 02		Dwelling 03		GEA		GIA	
	m2	sqft	m2	sqft	m2	sqft	m2	sqft	m2	sqft
Ground floor	52	560	53	570	59	635	189	2034	170	1830
First Floor	32	344	32	344	39	420	122	1313	103	1109
Second Floor	23	248	25	269	0	0	57	614	49	527
Total	107	1152	110	1183	98	1055	368	3961	322	3466
Garden	250	2690	160	1722	264	2842	674	7256		
Communal area							262	2820		