SIDCUP

169 ROWLEY AVENUE DA15 9LQ



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FREEHOLD FOR SALE - RESIDENTIAL DEVELOPMENT OPPORTUNITY PLANNING PERMISSION GRANTED FOR TWO BEDROOM DWELLING

Location

Sidcup is a popular residential suburb located within the London Borough of Bexley some 12 miles south-west of Central London. The area has good road links with the A2 (Rochester Way) to the north providing direct access to Junction 2 of the M25 Motorway.

Sidcup and Albany Park Railway Stations are both a short drive from the property and provide services to London termini stations with a journey time of approximately 30 minutes.

The property is situated at the junction with Penhill Road in a predominantly residential area with local amenities available at Blackfen.



Site Area

(with approximate areas)

Total Site Approx.0.02 hectares0.049 acresExisting Building279sq.ft26 sq.mGarage212sq.ft19.7 sq.m

Description / Planning

The plot comprises a broadly rectangular parcel of land housing a single storey building and detached garage previously used as a veterinary clinic with existing vehicular access off of Rowley Avenue. Planning permission (Ref: 19/01194/FUL) was granted in July 2019 for the demolition of the existing property and erection of a two bedroom detached dwelling (approx. 997sq.ft / 92.6sq.m) with private garden and driveway. The ground floor of the proposed house consists of an entrance hall, open plan kitchen/diner, living room, study and WC. The first floor proposes two bedrooms, one with en-suite and a bathroom. The planning permission is subject to the fulfilment of 11 (Eleven) planning conditions, one of which being that the development must begin within 3 (Three) years from the date of permission (July 2019). Further details can be obtained from our office or The London Borough of Bexley Planning Portal.

Tenure/Price

The property is for sale freehold, with vacant possession. We are instructed to invite offers at £170,000 (One Hundred and Seventy Thousand Pounds), subject to contract.

Services

We have not inspected the services however it would appear the site benefits from mains electricity, water and drainage. Prospective purchasers should satisfy themselves through their own due diligence enquiries

VAT

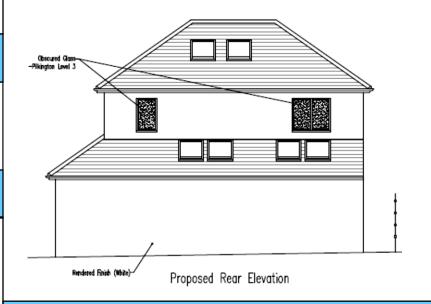
We have been advised by our clients that VAT will **NOT** be payable upon the sale price under current legislation.

Notes

Proposed Elevations



Proposed Front Elevation



Viewings

The plot can be seen from the road, but prospective purchasers would need to be accompanied if internal access is required.

Contact: Email:

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THE PROPERTY MISDESCRIPTIONS ACT 199

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.