

SIDCUP

169 ROWLEY AVENUE

DA15 9LQ

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**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 hectares	0.049 acres
Existing Building	279sq.ft	26 sq.m
Garage	212sq.ft	19.7 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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/Lesseees 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/Lesseees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

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



Proposed Rear Elevation

Viewings

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

Contact:
Mandeep Cheema

Email:
mc@linays.co.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991

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/Lesseees 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/Lesseees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property