

8 THE GLEBE

Blackheath, London SE3 9TG



New Build Plot & No 8 The Glebe

Key Highlights

- Residential development and refurbishment opportunity in Blackheath, South East London.
- The site extends to 0.17 hectares (0.42 acres) and comprises a semi-detached dwelling arranged over ground, first and second floors surrounded by a large garden.
- The Property benefits from planning permission for the development of an additional dwelling and associated works (Ref. DC/19/114927).
- Opportunity for alternative commercial uses such as Day Nurseries, Care Homes, Dentists and Private Schools subject to planning.
- The Net Saleable Area for the new build is approximately 264 sq m (2,841 sq ft).
- Existing house totals 192.7 sq m NSA (2,075 sq ft).
- Unconditional offer(s) invited for the entire site.
- Further planning consent for construction of a 95.32 sqm (1,025 sq ft). basement in the existing house was granted at appeal in September 2018. (Ref. APP/C5690/W/17/3176774).
- Approximately 0.3 miles (0.5 kilometres) west of Blackheath Station providing National Rail services direct to London Bridge (12 minutes) and Waterloo East (18 minutes). (*Source National Rail*).
- For Sale Freehold with Vacant Possession.

SAVILLS LONDON
33 Margaret Street
London W1G 0JD

+44 (0) 20 7409 8178

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Location

The site is located in a quiet residential road in Blackheath in the London Borough of Lewisham. Blackheath High Street is located 0.2 miles (300 metres) east of the site and has a thriving local community with extensive shopping and social amenities. The immediate surrounding area is predominantly residential, characterised by different forms, scales and architectural styles and there are noticeable gaps between buildings.

The site is bounded to the north by The Glebe (highways maintained road), and to the east and west by the curtilage of the adjacent residential properties. To the south of the property is 8A The Glebe, which is attached to the southern side of the existing house. There is a right of way over the entrance to the site to 8A The Glebe for access.

The site benefits from rail connections to Central London from Blackheath Station which is 0.3 miles (0.5 kilometres) east of the site. Blackheath Station provides National Rail services directly to London Bridge (12 minutes) and Waterloo East (16 minutes).
Source: National Rail.

Blackheath hosts a selection of educational facilities including Brooklands Primary Schools, St Matthew Academy, Blackheath High School and Emmanuel Sixth Form College. Blackheath Common is 0.5 miles (0.8 kilometres) to the north of the site, which provides open parkland. Further amenities can be found in Lewisham to the west and Greenwich to the north.



Western Elevation of No 8 Glebe



No 8 The Glebe & Shared Access

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CGI of Proposed New House and Garden

Consented New Build Development

(REF: APP/C5690/W/20/3257192)

Planning was granted at Appeal on the 23rd March 2021 for;

“the erection of a single dwelling house and associated works including replacement parking spaces for the existing house at number 8 The Glebe in accordance with the terms of the application, Ref. DC/19/114927, dated 5 December 2019 and subject to the conditions set out in the attached Schedule.”

Designed by award winning Suzanna Brewer Architects, the plans show the creation of single storey / part 1.5 storey new dwelling creating a discrete home in a newly landscaped garden in the northern half of the plot.

The consented house adopts a high level of contemporary design comprising 4 bedrooms, 3 bathrooms, an office, a snug, a gym /cinema room in addition to a very extensive open planned kitchen / dining area leading into a substantial reception room area. The Net Saleable Area is approximately 264 sqm (2,841 sq ft). The new dwelling will also benefit from two car parking spaces located at the entrance to what will be the newly landscaped garden as seen in the image above.

The exposed elevations of the new house will be finished in natural colour tones from a pallet of materials including Kolumba bricks, Thermowood and Nordic bronze cladding.

A green roof will cover all of the house helping the proposal to succeed in maintaining the extensive views of the existing house (No 8 The Glebe) while introducing a discrete new dwelling into the landscape.

The plans shows the site layout of the proposed development.

CIL

The estimated combined Mayoral and Local CIL liability totals £50,185. This is an estimate only and interested parties should undertake their own calculation.



Shared Driveway & Access to No 8a The Glebe

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Legal

A Section 215 Notice was served by LB Lewisham in July 2019 to undertake various repair works to the existing house No 8 The Glebe.

The Applicant appealed this Notice but has since agreed with LB Lewisham to withdraw the appeal, on the basis that the works are undertaken within 9 months from the date the appeal was withdrawn. This has been agreed informally with LB Lewisham and the Applicant is in the process of formally withdrawing the appeal. Once the formal withdrawal has been lodged it will be included on the dataroom.

It will be the responsibility of the new owner to complete these works, a full schedule of which is detailed in the dataroom.

Title & Tenure

The site is for sale Freehold with vacant possession.

Method of Sale

The site will be sold by way of informal tender (unless sold prior), with a bid deadline to be set at a later date.

All offers are to be presented in writing by email, marked for the attention of the contacts below.

The vendor's preference is to sell the entire site, though consideration will be given to selling in separate lots.

- **Lot 1** No 8 The Glebe (Existing House Only)
- **Lot 2** New Build Plot

VAT

We understand that the property is not elected for VAT.

Viewings

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

Further Information

A dedicated project data room has been set up and interested parties are able to register for login details [here](#).

Contacts

For further information please contact Savills or City & Counties.



Lower Ground and Ground Floor



First Floor



Roof Plan

Contact

Ed De Jonge
Savills
+44 (0) 7807 999 190
edejonge@savills.com

Charlotte Hooper
Savills
+44 (0) 7866 203 387
charlotte.hooper@savills.com

Nathan King
City & Counties
+44 (0) 20 8106 8666
nathan@cityandcounties.com

Tom Castro
City & Counties
+44 (0) 20 8106 8666
tom@cityandcounties.com



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