

Lyndhurst Road

ASKING PRICE

£2,250,000

Lyndhurst Road

London, DA7 6DF

PROPERTY SUMMARY

Freehold property and an adjoining parcel of land are offered for sale with the benefit of full planning permission to deliver 12 new homes.

The site currently comprises one 4-bedroom semi-detached house, together with the rear gardens of six neighbouring properties.

The existing property (NO.62) will be demolished to create access to the rear.

The approved scheme to the rear provides for 6 x 4-bedroom and 6 x 3-bedroom semi-detached houses, creating an attractive residential development well suited to the local market.

The site occupies a prime Bexleyheath location, within easy walking distance of the Broadway, offering a wide range of shops, cafés, restaurants and the Broadway Shopping Centre. Excellent transport links are available via local bus routes connecting to Bexleyheath Station.

Total GIA: 15,271 sq ft

CIL: Approx. £144,000

Planning Reference: 24/03058/FULM

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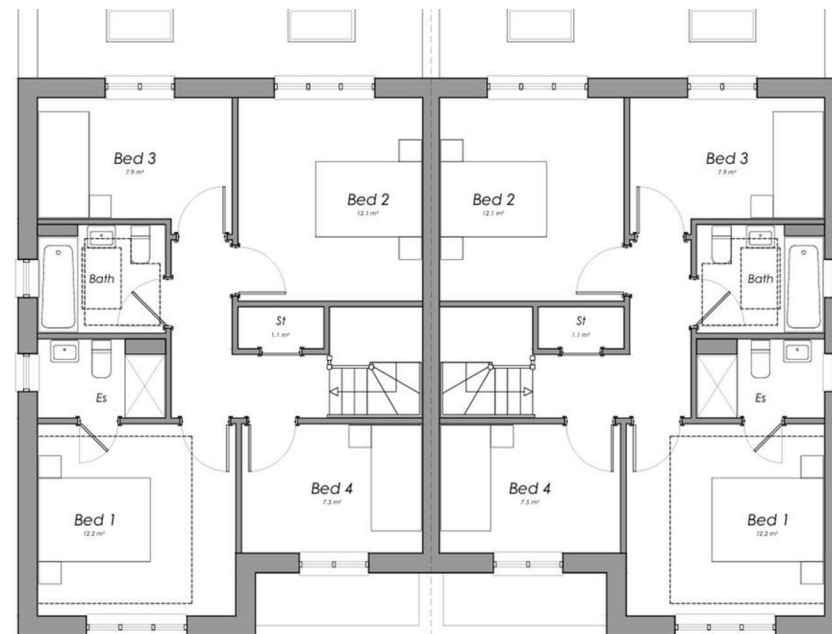
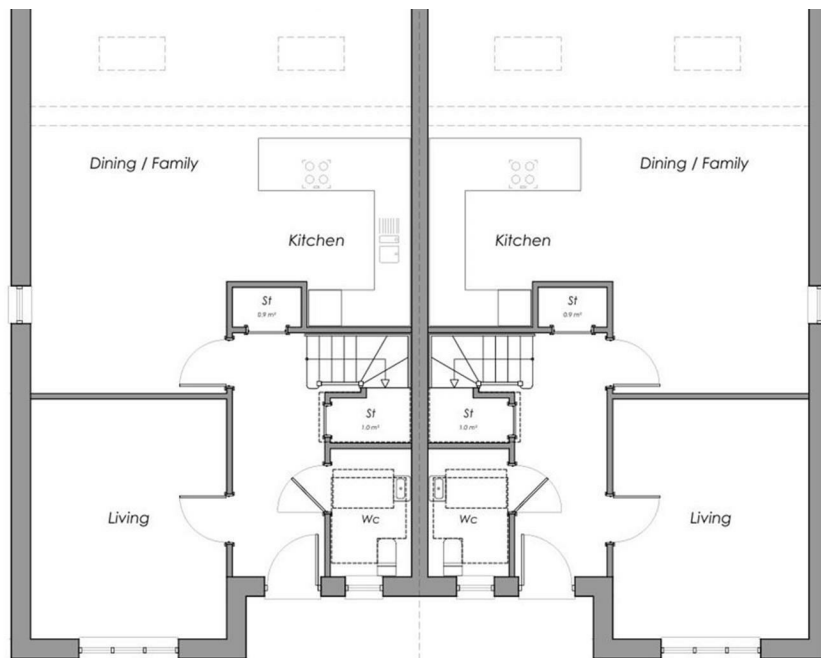


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LOCAL AUTHORITY

TENURE

Freehold

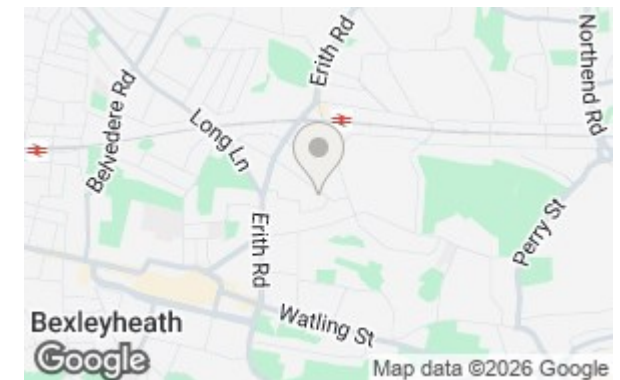
COUNCIL TAX BAND

New Build

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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