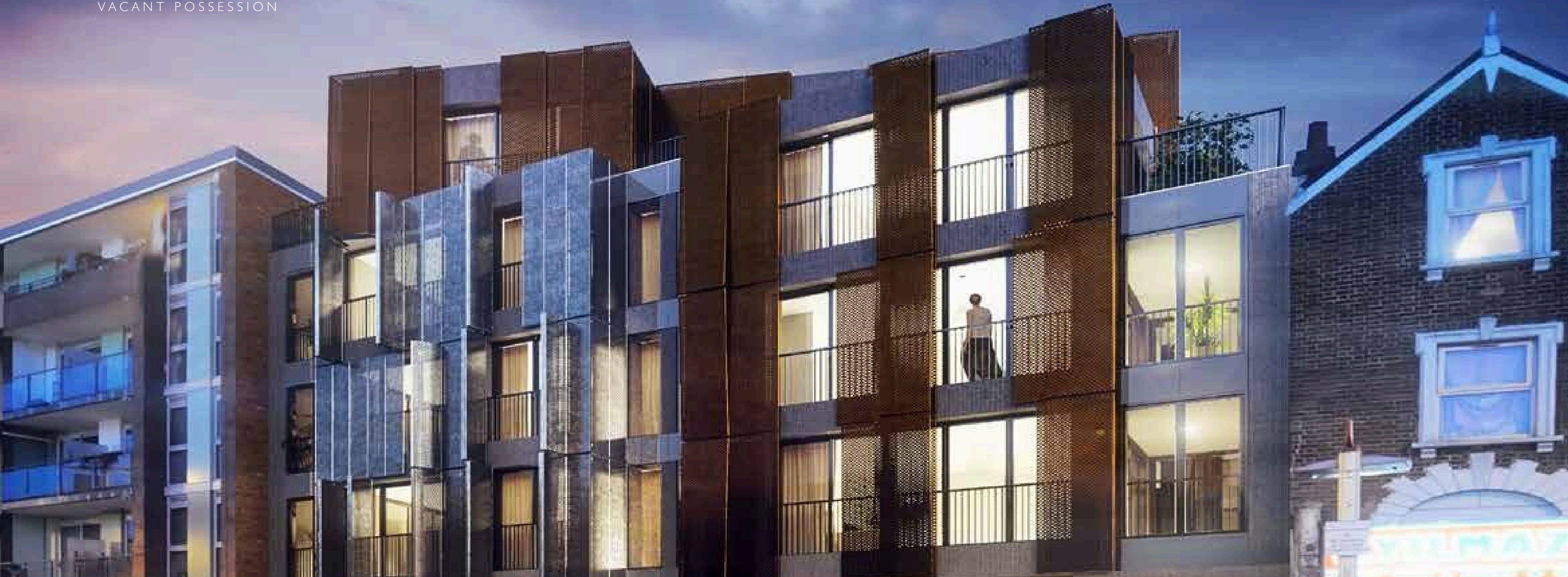


RYE LANE

269-275 RYE LANE, PECKHAM, SE15 4UR

FOR SALE FREEHOLD WITH
VACANT POSSESSION

VRE
VANDERMOLLEN
REAL ESTATE



A freehold development opportunity for sale with an implemented planning permission for 29 residential apartments and ground-floor commercial space.



CGI OF PROPOSED SCHEME



Executive Summary

A freehold residential-led development opportunity for sale with an implemented planning permission for **29 residential apartments and commercial space**.

The proposed development will be arranged over three separate blocks (A, B & C), offering **20 private residential apartments** and **9 affordable housing units**. Seven are located in Block A over ground, first, and second floors. The remaining two are located in Block B, on the third floor.

Planning application (16/AP/1896) was granted by Southwark Borough Council in August 2018.

A second planning application has been submitted for the creation of an all **private 38-unit scheme** across ground floor to fifth.

Peckham Rye Overground Station is located just 600 metres (0.3 miles) from the site.

For sale Freehold with the benefit of vacant possession.

[CLICK HERE FOR DATAROOM ACCESS](#)

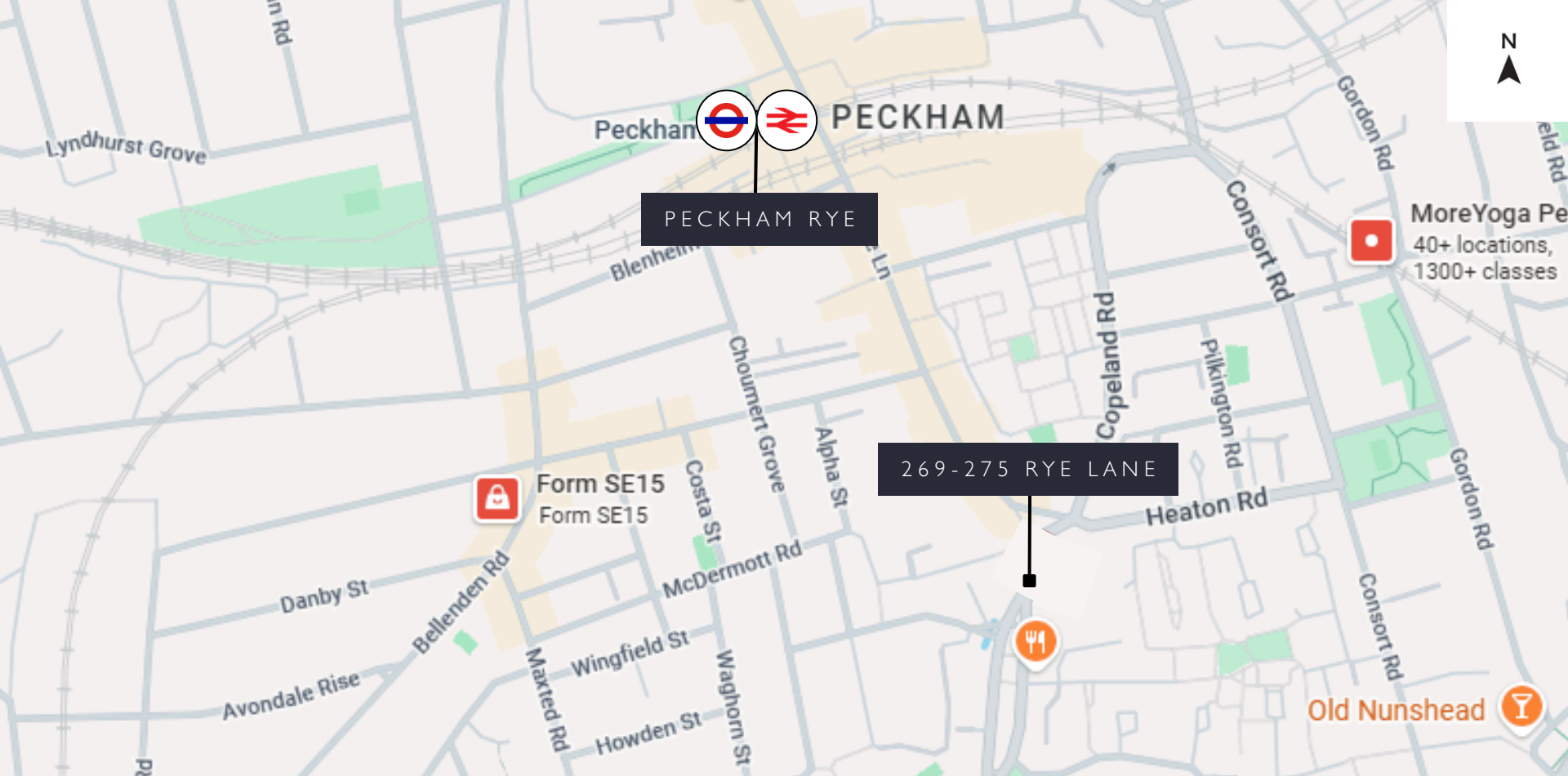
[SUMMARY](#)

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CGI OF PROPOSED SCHEME



Location

269-275 Rye Lane is located in the South London area of Peckham and falls within the jurisdiction of Southwark Borough Council.

The site is well connected in terms of public transport, with **Peckham Rye Station** 0.3 miles (643 metres) to the north. The station provides TFL Overground services (Windrush Line) to **Clapham Junction** (18 minutes) and **Dalston Junction** (37 minutes), National Rail services (Southern Rail) to **London Bridge** (12 minutes) and Thameslink services to **London Blackfriars** in 18 minutes. **London Victoria** can also be reached in 13 minutes via Southeastern Rail. (Source: CityMapper).

Directly adjacent to the site is **Nigel Road Bus Stop**, located on multiple London Bus Routes (12, 37, 63, 78, 197, 343 & 363). Destinations include **Putney Heath, Dulwich Village, Crystal Palace** and **Croydon**.

Rye Lane is home to a number of local amenities ranging from national chains to small independent shops and restaurants such as **Tesco Express, Anytime Fitness** and **Nandos**, amongst various others. To the south of the site (0.1 miles/160 metres) **Peckham Rye Park and Common** provides a vast amount of open green space.

Schools in the area include **Rye Oak Primary School** (0.2miles/320 metres) and **St Thomas the Apostle School** (1 mile/1,600 metres).

SUMMARY

LOCATION

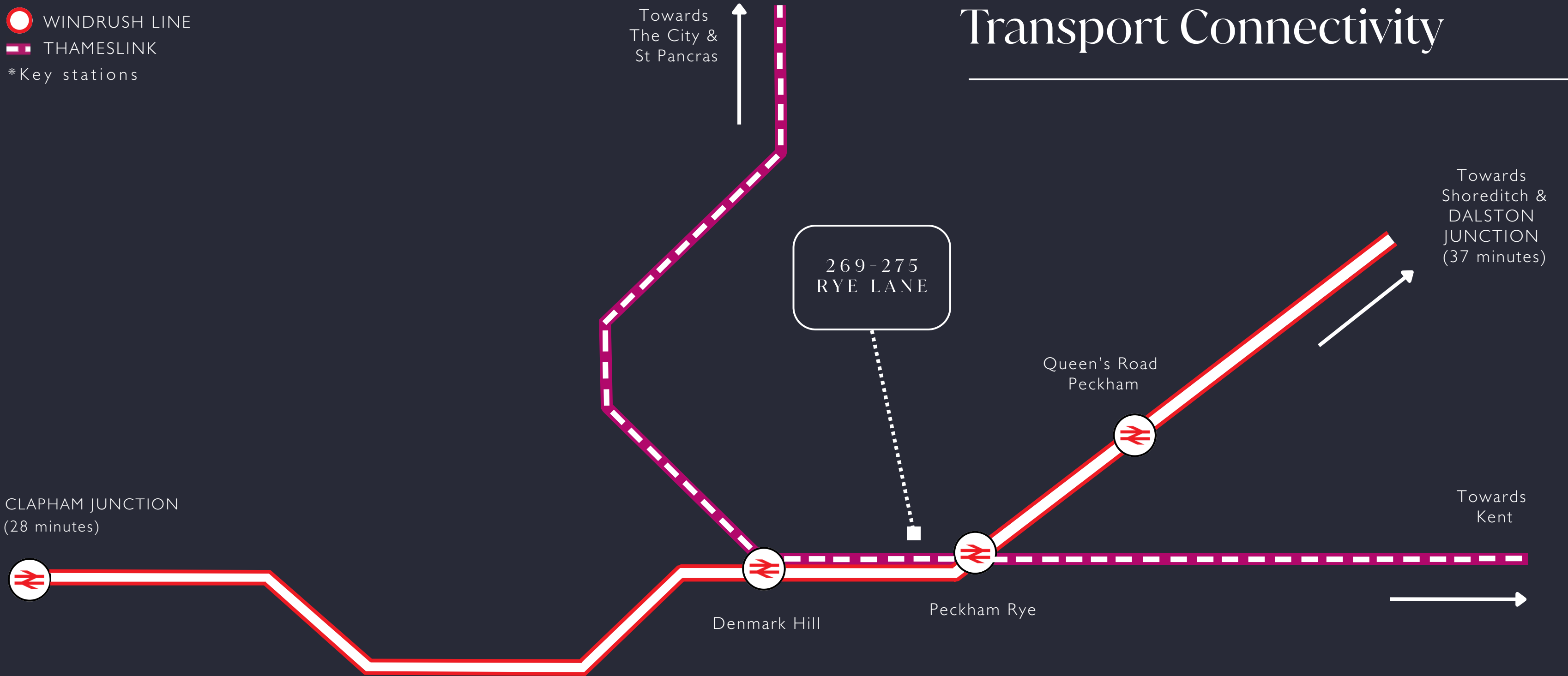
PROPERTY

CONTACT



Transport Connectivity

- WINDRUSH LINE
- THAMESLINK
- *Key stations



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Planning Permission

Planning (PP: 16/AP/1896) was granted by the London Borough of Southwark in August 2018 for the “Demolition of existing buildings and the redevelopment of the site to provide **1x part 3/ part 5 storey building, 1x part 6/ part 5 storey building and 1x two-storey residential dwelling**, comprising a total **29 residential units** (12 x 1-bed, 11 x 2-bed and 6 x 3-bed) and **534sqm of flexible commercial floorspace** (Class A1/B1), plus associated landscaping, plant, car and cycle parking and refuse storage.” All flats are arranged over a central courtyard offering 2,089 sqm (22,482 sq ft) of net saleable space.

The **5,748 sq ft** NIA of commercial accommodation located in Building A, fronting Rye Lane, will be arranged over basement and ground floor levels and is designed to offer a flexible co-working environment, contributing to the scheme’s vibrancy and mixed-use appeal.

It is our understanding that the existing building has been demolished and the planning has been implemented therefore the planning application is still valid. The residential element of the scheme will be arranged as **12 x 1 bedroom, 11 x 2 bedrooms and 6 x 3 bedroom units**. The proposed development will comprise **20 apartments** available for private sale and 9 allocated for affordable housing.

The proposed development contributions are as follows:

- Mayoral CIL = £138,416.17
- London Borough of Southwark CIL = £644,486.67
- **Total CIL Liability = £782,902.84**
- Section 106 = £5,000

There is an outstanding planning application for the creation of a **fully private** scheme and the removal of the basement. The new scheme will comprise **38 residential units** and 152 sq.m (1,636 sq.ft) of ground floor commercial space in Block A. The proposed development will be arranged as **14 x 1 bedroom, 17 x 2 bedroom and 7 x 3 bedroom private residential units**, offering 2,428 sq.m (26,135 sq.ft) net saleable space.



EXISTING SITE - VIEW FROM RYE LANE



EXISTING SITE



EXISTING SITE

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EXISTING SITE



EXISTING SITE - VIEW FROM RYE LANE

Existing Site Photos



EXISTING SITE



EXISTING SITE



	Floor	Beds	NIA (sqm)	NIA (sqft)
Commercial	Ground		534	5,748
A-01	1	3	86	926
A-02	1	1	54	581
A-03	1	1	53	570
A-04	2	3	86	926
A-05	2	1	54	581
A-06	2	1	53	570
A-07	3	3	81	872
A-08	3	1	53	570
A-09	3	1	53	570
A-10	4	3	86	926
A-11	4	1	50	538
B-01	Ground	2	93	1,001
B-02	Ground	2	93	1,001
B-03	Ground	2	92	990
B-04	Ground	2	95	1,023
B-05	1	2	79	850
B-06	2	1	53	570
B-07	2	2	79	850
B-08	2	2	71	764
B-09	2	1	51	549
B-10	3	1	53	570
B-11	3	2	70	753
B-12	3	2	71	764
B-13	3	1	51	549
B-15	4	3	86	926
B-16	4	2	71	764
B-17	4	1	51	549
B-18	5	3	108	1,163
C-01	Ground	1	113	1,216
TOTAL			2,623	28,234

Schedule of Accommodation

*Coloured sections denote affordable housing units (Tenure: Intermediate)



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Tenure

The property is being sold freehold with the benefit of vacant possession.

Method of Sale

The property is offered for sale by way of Informal Tender on behalf of Administrators

Guide Price

We are guiding **offers in excess of £4,500,000.**

VAT

TBC

Viewings

Strictly by appointment only. Please contact Vandermolen Real Estate to arrange an inspection.

Further information

Further plans and information are available by clicking [here](#).

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