

FREEHOLD SITE WITH PLANNING FOR 6 LUXURY HOUSES

KALMARs

COMMERCIAL

APPROX SITE SIZE:
18,300 SQ FT (1,700 SQ M) (.17 H)

020 7403 0600



CGI OF PROPOSED SCHEME

**9 FOUNTAIN DRIVE
LONDON SE19 1UP**

KALMARs

SOUTH LONDON'S LEADING AGENT

**FREEHOLD SITE
WITH FULL PLANNING PERMISSION
FOR 9 HOUSES**

SIZE OF SITE: 1.43 ACRES / .58 HECTARES

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LOCATION

The site is positioned at the southernmost edge of Dulwich Wood between Dulwich and Crystal Palace. There is a number of public parks nearby including Dulwich Wood, Sydenham Wells Park and Crystal Palace Park providing an abundance of amenity space for families. Crystal Palace and Sydenham Hill railway stations provide easy and rapid connections to central London.

PLANNING:

Full planning permission was granted on 19.1.16 under planning reference 15/AP/3382 for:

‘demolition of existing 2 storey dwelling; erection of 6x4 bedroom houses with associated car parking, bin and bike stores; and landscaped gardens.

See schedule of accommodation below.

HOUSE	SQ M	SQ FT
1	2,88	3,100
2	286.3	3,082
3	288	3,100
4	288	3,100
5	286.3	3,082
6	288	3,100
TOTAL	1,742.5	18,562

SIZES

Approximate site size: 18,030 SQ FT (1,700 SQ M) (.17H).

PRICE:

Offers Invited

DESCRIPTION

Comprising an irregular shaped site containing a two storey 1960s style dwelling, which would need to be demolished to allow development.

The proposal is to demolish the existing dwelling and construct 6 large luxury houses totaling 1,724.5 sq m (18,562sq ft) GIA

TENURE:

Freehold with vacant possession.



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HOUSE LAYOUT



COSTS:

VAT: We are advised that VAT is not charged on the price.

LEGAL COSTS: Both parties to pay their own legal costs.

FURTHER INFORMATION:

Planning drawings, copy of planning permission, E.P.C. for the existing dwelling and our appraisal are available on request.

VIEWINGS:

Viewings can be arranged via the owner's sole agents.

CONTACT:

KALMARs Commercial

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