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41 Peckham Road, Camberwell, London SE5 8UH
Freehold Airspace Development & Ground Rent Investment Opportunity

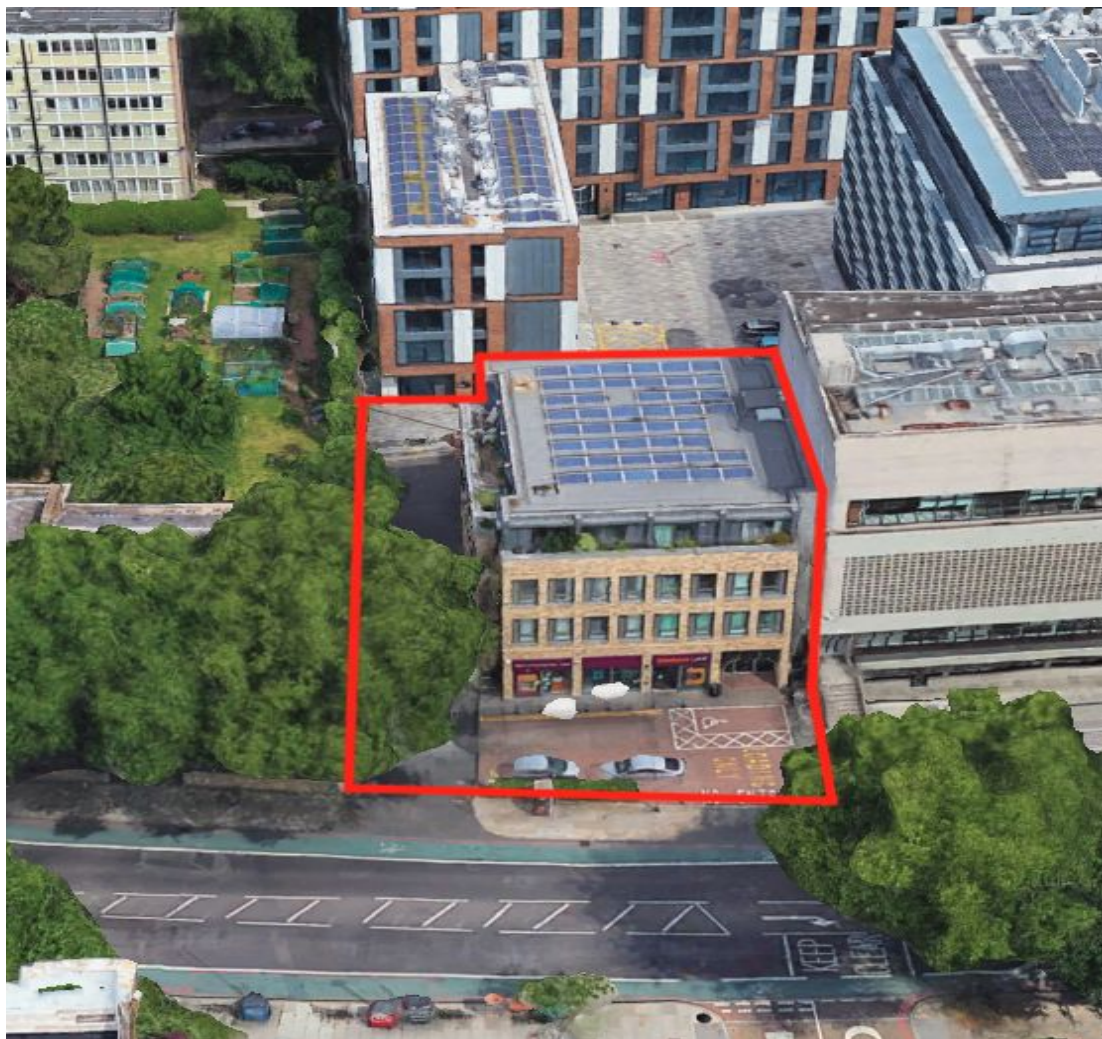


THE DEVELOPMENT
GROUP



EXECUTIVE SUMMARY

- A freehold airspace development/ ground rent investment with the benefit of an implemented planning permission for the construction of an additional floor to create 3 apartments.
- Planning reference: 20/AP/1951 - Southwark Council
- The property is located on Peckham Road, approximately 0.9 miles from Peckham Rye Railway Station which provides direct services into London Bridge, London Victoria and London Blackfriars.
- The existing property comprises a block of 9 apartments and a commercial unit on the ground floor let to Sainsbury's.
- All 9 of the residential apartments and the ground floor commercial have been sold on long leases.
- The freehold includes 9 ground rents producing £2,925 p/a.
- The property is available freehold.
- We are advised that the property is not elected for VAT.
- **Offers in excess of: £400,000**



Boundaries are for illustrative purposes only

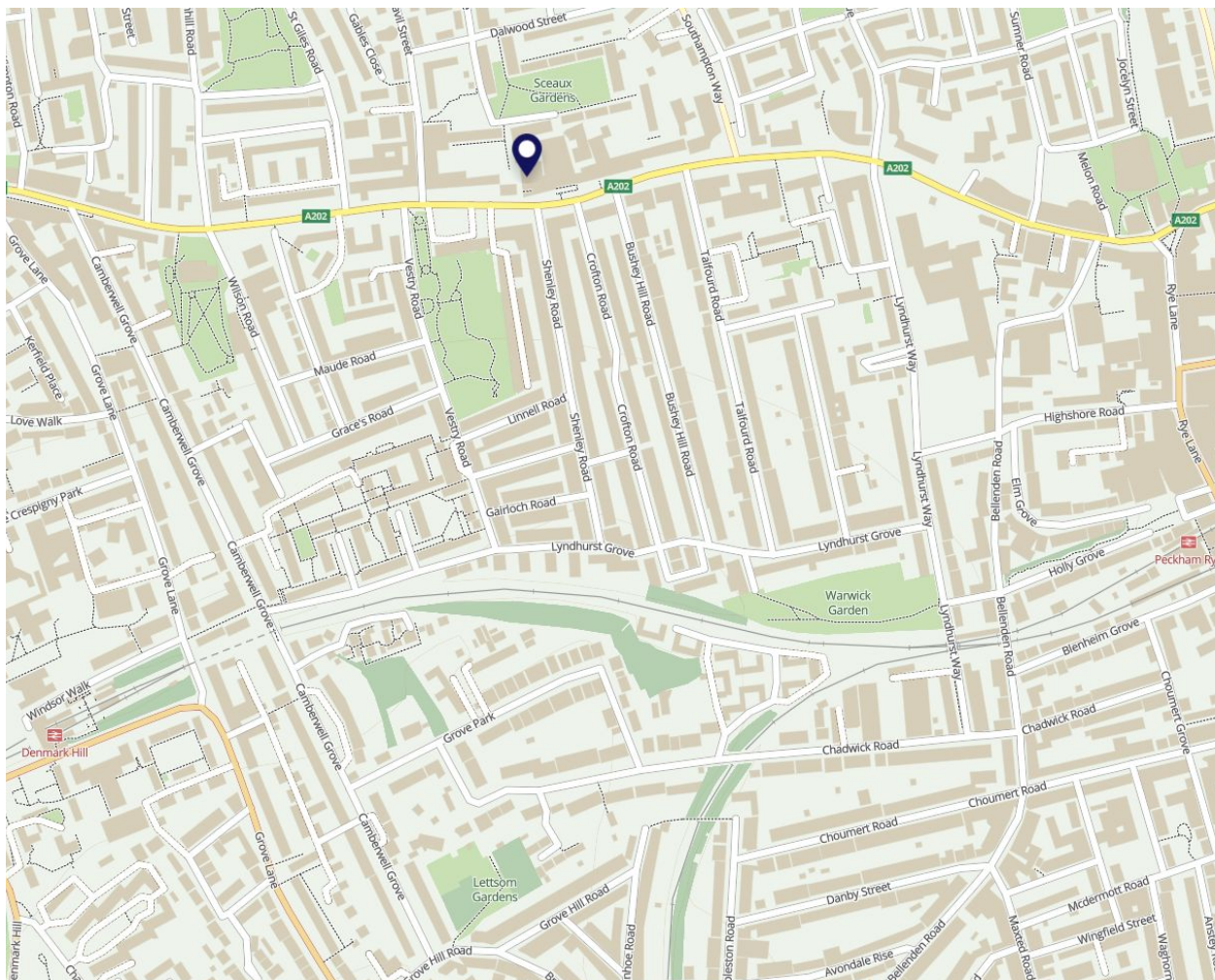


LOCATION

- The property is ideally situated to the north of Peckham Road on the border of Peckham and Camberwell. This is a prime location near to local amenities and green open space.
- Two mainline stations, Peckham Rye and Denmark Hill, are less than a mile away and provide direct links to Central London with an approximate journey time of 15 minutes.
- There are also multiple bus stops close by providing connectivity all across the capital.
- The site is well located for public transport and has a PTAL rating of 4.

DESCRIPTION

- The existing property comprises a modern block of 9 apartments across first to third floors together with a commercial unit (use class E) across the ground floor which is currently let to Sainsbury's.
- The 9 apartments and the ground floor commercial have been sold on long leases.
- The freehold opportunity for sale includes the benefit of the 9 ground rents which produce a total combined income of £2,925 p/a.



Not to scale and for indicative purposes only



PLANNING

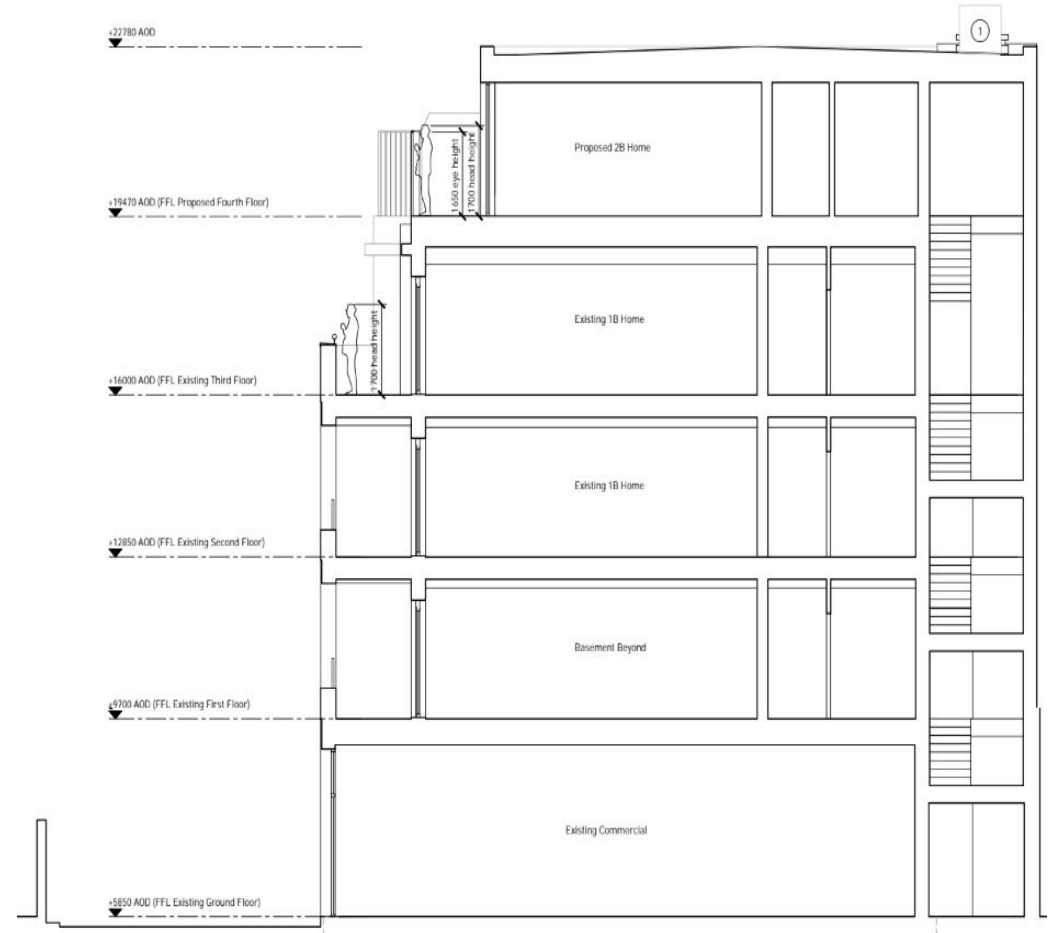
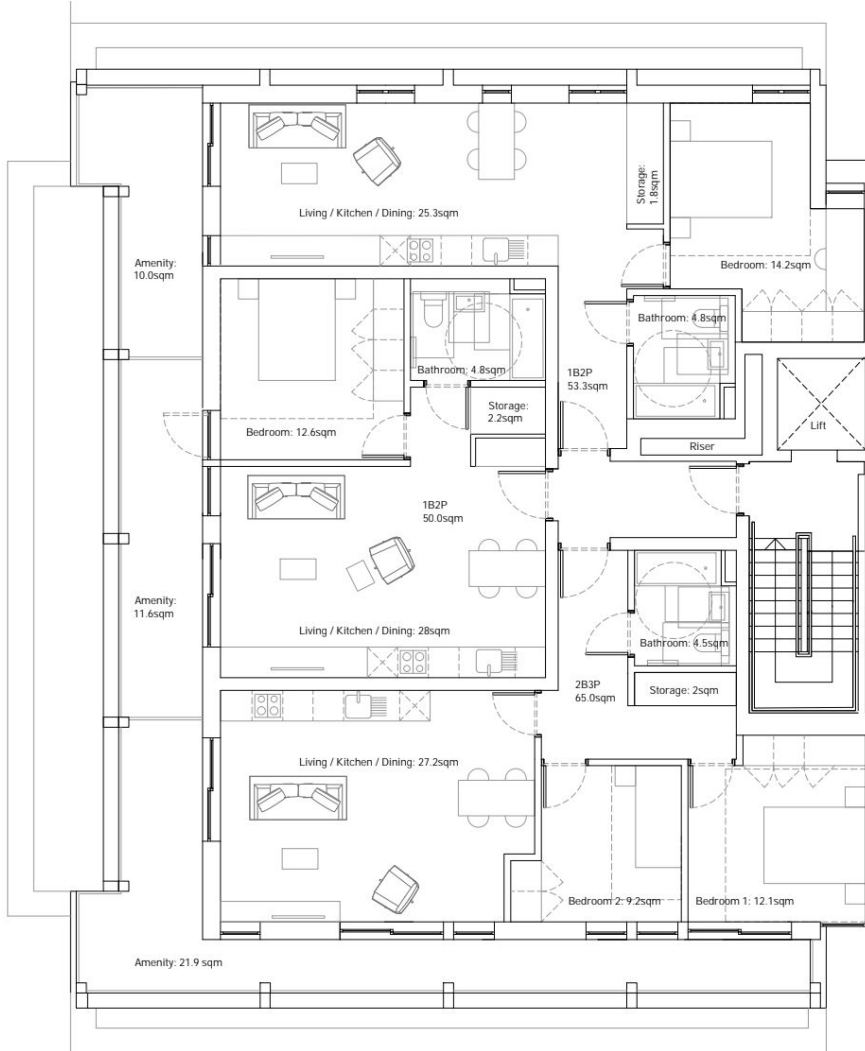
- Planning permission was granted in December 2020 for the construction of an additional floor to create three residential apartments.
- Planning reference: 20/AP/1951 - Southwark Council.
- The proposed scheme will comprise 2 x 1 bedroom (2-person) and 1 x 2 bedroom (3-person) apartments extending in total area to approximately 1,812sqft NSA.
- We are advised that there will be a CIL liability of £24,859.93 however advise all purchasers to satisfy themselves around this prior to submitting any offer.
- We are advised that there is no S106 associated with the scheme.
- Planning permission has been implemented and a building control inspection report confirms commencement.
- A structural engineers report has been obtained confirming that there **will not be** any need to strengthen the existing floors, walls, columns or foundations of the existing building to accommodate the additional units.
- Please refer to the data room for further details of the commencement works and structural report.



CGI for indicative purposes only



PROPOSED FLOOR PLANS & SECTIONS



Not to scale and for indicative purposes only



TERMS

- The property is available freehold.
- We have been advised that the property is not elected for VAT
- Viewings: Please contact the joint sole selling agent to arrange an inspection if required.
- For further plans and information please follow the link below.

[DATA ROOM](#)

- **Offers in excess of: £400,000**

Please contact one of the team for further information:

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