

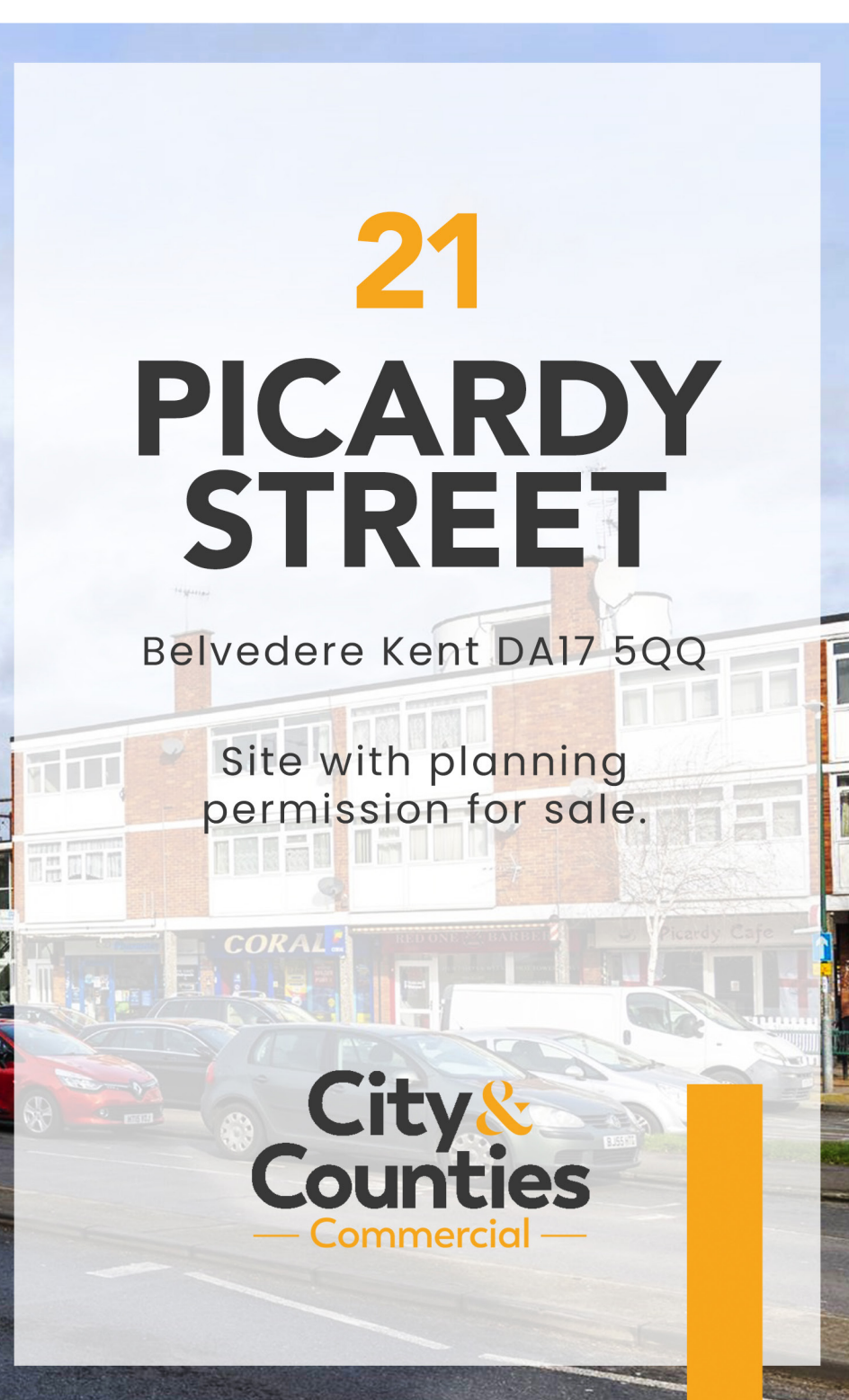
21

PICARDY STREET

Belvedere Kent DA17 5QQ

Site with planning permission for sale.

**City &
Counties**
— Commercial —



EXECUTIVE SUMMARY

- A residential-led development opportunity with planning permission located next to Belvedere Station in the London Borough of Bexley.
- Planning permission is granted for the development of 38 private apartments with ground floor commercial space (REF 19/02276/FUL).
- The scheme provides 9 x 1 bed, 28 x 2 bed and 1 x 3 bed apartments with 320sqm Class E ground floor commercial space.
- The scheme benefits from 100% private housing.
- The site measures 0.29 acres and is located immediately adjacent to Belvedere Station providing access to Central London in 35 minutes.
- Abbey Wood's Crossrail Station located 1.3 miles away.
- The site is currently a terrace of single storey commercial properties, vacant possession will be provided upon completion.
- For sale freehold.



DESCRIPTION

The site is rectangular and sits between Picardy Street and Dylan Road, measuring approximately 0.29 acres in size. The plot is currently occupied by a row of single storey buildings which consists of five shops facing Picardy Street.

Planning was approved by Bexley Council in July 2021 for the erection of part one/part four/part six and part seven-storey building to accommodate 38 residential units comprising 9 x 1 bed, 28 x 2 bed and 1 x 3 bed apartments along with commercial space on the ground floor. The scheme is presented with 100% private housing.

This opportunity is likely to be of interest to local and regional developers, investors or home builders both locally and regionally.



PLANNING PERMISSION



Planning was granted on the 21st July 2021 – (20/00908/FULM) Demolition of existing building and erection of a part one/part four/part six and part seven-storey building to provide flexible commercial space at ground floor and 38 residential units comprising 9 x 1 bed, 28 x 2 bed and 1 x 3 bed apartments with associated amenity space, landscaping and parking. The scheme is for 100% private housing.



CIL

- Bexley CIL – £128,000
- MCIL2 – £65,000
- *The above figures have not yet been formally confirmed by Bexley Council and as such interested parties are encouraged to make their own enquiries*

SECTION 106

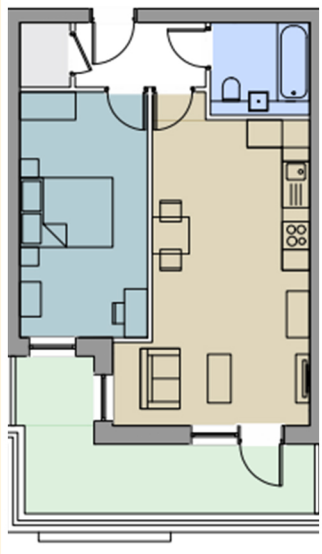
- The scheme provides 100% private housing
- A payment of £424,000 is due to the council in lieu of affordable housing
- Remaining S.106 costs are £44,500.
- Total Section 106 costs £468,500.

VIABILITY REVIEW MECHANISM

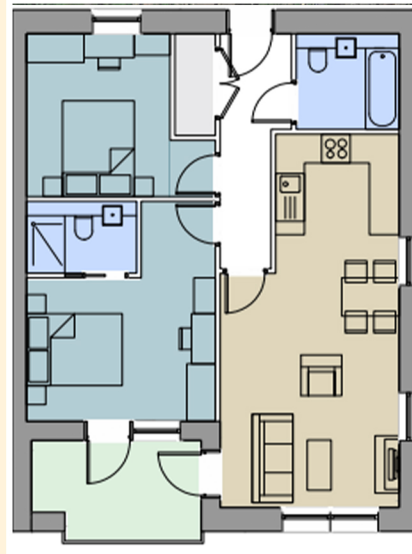
The planning approval includes both an Early and Late Stage Review Mechanism. Details can be provided at request.



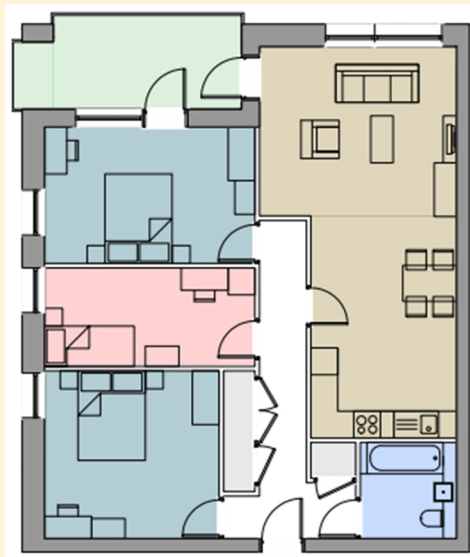
ACCOMMODATION SCHEDULE



Average 1 bed flat layout



Average 2 bed flat layout



Average 3 bed flat layout

Plot	Floor	Unit	Tenure	Type	Occupancy	WheelChair	Aspect	Private Amenity	sqm	sqft
1	1	1	DMR	2 bed	4 person		D	10	75	807
2	1	2	DMR	2 bed	4 person	WC	D	10	93	1,001
3	1	3	DMR	2 bed	4 person		D	9	77	829
4	1	4	DMR	1 bed	2 person		D	8	53	570
5	1	5	DMR	2 bed	4 person		S	7	75	807
6	1	6	DMR	2 bed	4 person		D	7	70	753
7	1	7	DMR	2 bed	4 person		D	7	76	818
8	2	1	P	2 bed	4 person		D	10	75	807
9	2	2	P	2 bed	4 person	WC	D	10	93	1,001
10	2	3	P	2 bed	4 person		D	9	77	829
11	2	4	P	1 bed	2 person		D	8	53	570
12	2	5	P	2 bed	4 person		S	7	75	807
13	2	6	P	2 bed	4 person		D	7	70	753
14	2	7	P	2 bed	4 person		D	7	76	818
15	3	1	P	2 bed	4 person		D	10	75	807
16	3	2	P	2 bed	4 person	WC	D	10	93	1,001
17	3	3	P	2 bed	4 person		D	9	77	829
18	3	4	P	1 bed	2 person		D	8	53	570
19	3	5	P	2 bed	4 person		S	7	75	807
20	3	6	P	2 bed	4 person		D	7	70	753
21	3	7	P	2 bed	4 person		D	7	76	818
22	4	1	P	2 bed	4 person		D	10	75	807
23	4	2	P	2 bed	4 person	WC	D	10	93	1,001
24	4	3	P	2 bed	4 person		D	9	77	829
25	4	4	P	1 bed	2 person		D	8	53	570
26	4	5	P	2 bed	4 person		S	7	75	807
27	4	6	P	2 bed	4 person		D	7	70	753
28	5	1	P	2 bed	4 person		D	10	75	807
29	5	2	P	3 bed	5 person		D	10	93	1,001
30	5	3	P	2 bed	4 person		D	9	77	829
31	5	4	P	1 bed	2 person		D	8	53	570
32	5	5	P	2 bed	4 person		S	7	75	807
33	5	6	P	2 bed	4 person		D	7	70	753
34	6	1	P	1 bed	2 person		D	24	55	592
35	6	2	P	2 bed	3 person		D	28	67	721
36	6	3	P	1 bed	2 person		D	31	50	538
37	6	4	P	1 bed	2 person		D	13	51	549
38	6	5	P	1 bed	2 person		D	14	56	603
Total Residential NSA									2,722	29,301
Total Residential Units									38	
Total Residential GIA									3,542	38,130
Total Number of Bedspaces									2,722	29,301
Additional GIA - Commercial									sqm	sqft
Level 0									320	3,446

LOCATION

The site is situated on the corner of Dylan Road and Picardy Street. Belvedere station is a 2 minute walk from the site providing regular access into Central London in 35 minutes. Abbey Wood station is one stop from Belvedere and 1.3 miles away from the site, and benefits from a new Crossrail Line due in 2022. Crossrail services are scheduled to add up to 12 extra trains per hour, providing services to Canary Wharf (11 minutes), Bond Street (25 minutes) and Heathrow Airport (51 minutes).

Belvedere is a key growth area in the London Borough of Bexley with thousands of new homes being planned by the borough. It is one of the last affordable yet accessible areas of London.



Further information:

Further information available on request

Viewings:

Viewings can be arranged on request



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