

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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FOR SALE

**FREEHOLD DEVELOPMENT SITE WITH PLANNING
PERMISSION FOR 44 PRIVATE APARTMENTS**

**176 - 178 Slade Green Road & Former Slade Green Community
Centre, Bridge Road, Erith, Kent DA8 2HS**

EXECUTIVE SUMMARY

- Residential development opportunity located within the London Borough of Bexley
- Prominent corner site extending to 0.27 hectares (0.66 acres), currently occupied by a pair of derelict semi-detached houses and a vacant former community centre with associated car park.
- Planning permission ref: 23/01307/FULM granted for the redevelopment of the site to provide 44 residential units.
- The scheme comprises 10 x 1 bed, 20 x 2 bed and 14 x 3 bed apartments totalling 33,070 sq ft (3,072 sq m) NSA and benefits from 36 car parking spaces.
- No on-site affordable housing requirement
- S106 obligations: £106,400
- CIL: £460,000
- Well located within approximately 400 metres of Slade Green Railway Station and local shops.
- Established suburban residential area
- Construction Drawings (Stage 4) to be completed by end of October 2024 and fully assignable together with soil investigation report
- Unconditional offers are invited for the freehold interest with vacant possession
- Price and further details on application



VIEWINGS

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LOCATION

The property is prominently located on the corner of Slade Green Road and Bridge Road in the Slade Green area of Erith in South East London. Slade Green lies approximately 4.5 km north east of Bexleyheath, 4.8 km north west of Dartford and 22.3 km miles south east of Central London (Charing Cross).

The surrounding area is predominantly residential in character largely comprising suburban terraced and semi-detached housing of varying ages. The site is bounded by Slade Green Medical Centre to the south whilst neighbouring to the east is a low-rise block of flats alongside Slade Green Baptist Church.

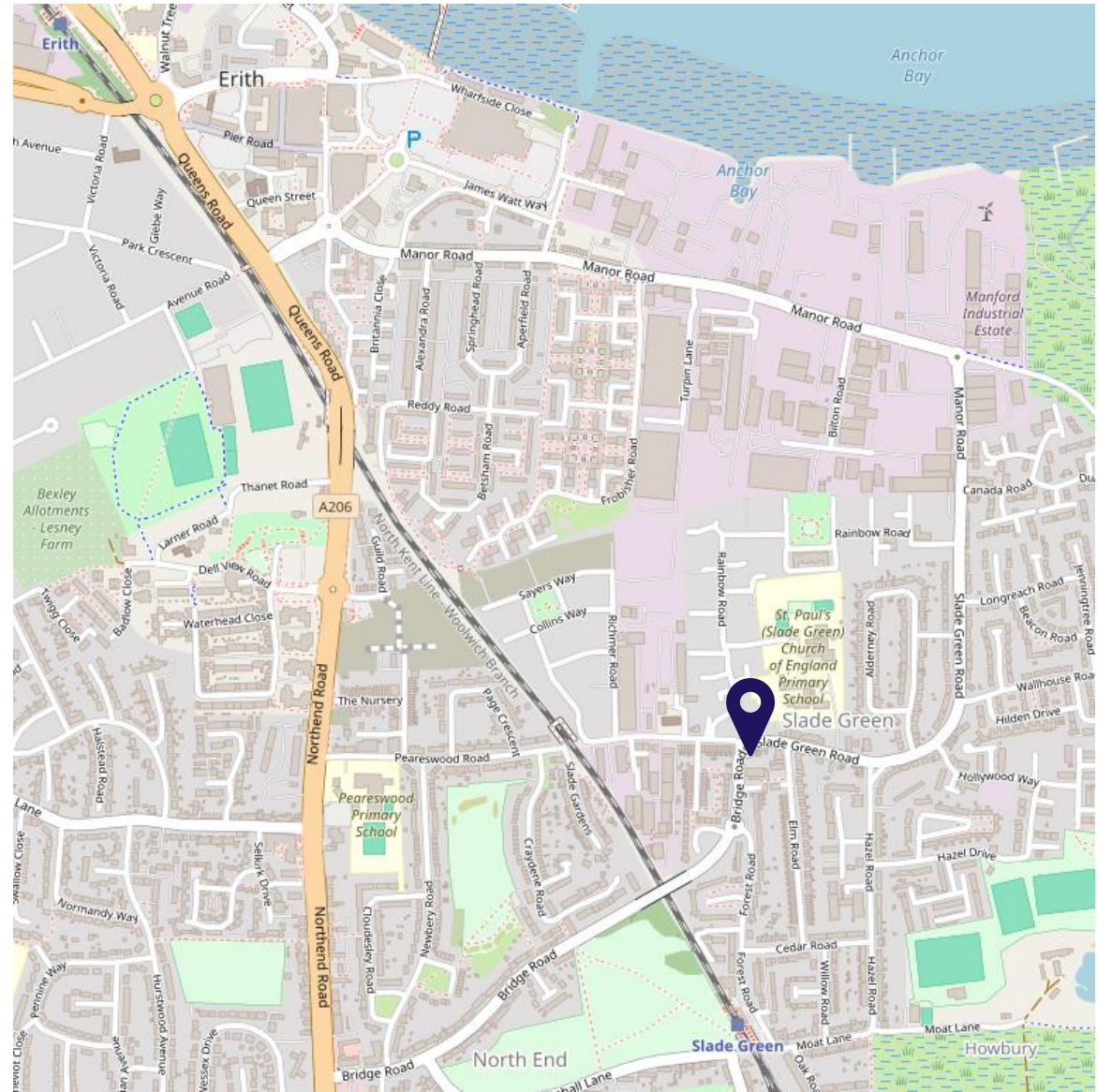
A bus stop is situated directly outside the site, providing routes towards Erith, Bexleyheath and Lewisham.

Slade Green and neighbouring Erith have benefited from extensive regeneration in recent years. Immediately to the north of the site is the former Howbury Centre which was redeveloped into 372 homes together with a retail unit (now a Budgens) together with a new community centre and library.

A parade of local shops is situated within approximately 400 metres to the south on Forest Road. Erith town centre is approximately 2 km to the north west providing a range of shopping facilities and other amenities including Erith Riverside Shopping Centre and a large Morrisons supermarket.

The site is located a 4-minute walk from Slade Green Railway Station, which is only two stops (5 minutes) from Abbey Wood Station, providing Elizabeth Line services to Canary Wharf (11 minutes), Liverpool Street (18 minutes), and Heathrow Airport (1 hour).

The property is located within the administrative area of the London Borough of Bexley.



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DESCRIPTION

The property comprises a vacant former community centre and adjacent former surface car parking. Site includes a pair of derelict semi-detached houses located to the north-eastern corner of the site.

The site is principally level and rectangular in plan.

The total site area is approximately 0.27 hectares (0.66 acres).

PLANNING PERMISSION

Planning permission (ref. 23/01307/FULM) was granted on 19th April 2024 for the demolition of the existing buildings and construction of a four storey building providing 44 residential units and lower ground parking (36 spaces) accessed via Bridge Road.

The total NSA of the proposed development is 33,070 sq ft (3,072.3 sq m).

The mix of apartments is: 10 x 1 beds, 20 x 2 beds and 14 x 3 beds.

All apartments benefit from their own private amenity space.

There is no requirement for on-site affordable housing.

Full details of the planning decision including an accommodation schedule can be found in the data room.

The proposed development is subject to the following financial obligations as outlined in the S106 agreement:

- NHS Healthcare Contribution - £100,400
- Carbon Offset Contribution - £6,000



CGI OF THE PROPOSED DEVELOPMENT



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CIL

CIL Liability: £460,000

PRICE

Unconditional offers are sought for the site with the benefit of planning permission under ref. 23/01307/FULM and with vacant possession.

Construction drawings (Stage 4 once completed) together with other consultants' reports will be fully assignable.

OFFERS

Unconditional offers only are being invited for the freehold interest, subject to contract

Offers should be in writing and include the following information:

- Identity of the proposed purchaser
- Purchase price
- Purchaser background and track record. Proof of funds may be required if your offer is further considered
- Proposed timescale for exchange and completion of sale
- Solicitor details
- Any surveys that are required

No offer is to be calculable by reference to any other offer.

TENURE

The property is held freehold under title reference number SGL831886

VAT

The property is not elected for VAT.

AML

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS

Viewings must be arranged prior with the sole agent, SHW.

DATAROOM

Legal and technical information can be downloaded via our data room:

[Log In \(agency pilot.com\)](#)

- Title documents
- Full details of planning permission 23/01307/FULM
- Photographic schedule
- Demolition and asbestos removal quotations

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