



2 Gladstone Street,
London SE1 6EY



Development Opportunity for Sale with Planning Permission

- Planning permission for a 2 bedroom dwelling
 - Conversion
 - Minutes walk to Elephant & Castle Underground Station
 - Secluded location
 - Freehold
 - Offers in excess of £395,000
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Description

The existing site comprises of two lock up units, which we understand were previously used for office and storage space, set over two floors with an external staircase. Planning has been granted for the removal of the external staircase and the conversion of the property into a 2 bedroom mews house of approximately 780sq.ft.

Location

The site is located on Gladstone Street, Elephant and Castle within the London Borough of Southwark. Elephant and Castle has been undergoing a £3 billion regeneration project over the past few years, with future plans for a major revamp of the existing shopping centre.

Borough Market is a short walk from the site, as is the Imperial War Museum, which overlooks the Geraldine Mary Harmsworth Park.

The site is in the catchment for several Primary and Secondary schools, rated as Outstanding by Ofsted.

2 Gladstone Street, London SE1 6EY

Existing Site



Site Access



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Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

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Transport

Elephant and Castle Underground Station (Bakerloo and Northern) is a five-minute walk from the site and Lambeth North (Bakerloo) is an eight-minute walk away. London Waterloo is also a short-walk away, which is the terminus for South West Trains providing links to Surrey, Hampshire, Dorset and Berkshire.

Planning permission

Planning was granted on the 6th July 2015 by Southwark Council Planning Department under planning reference 14/AP/4017 for the conversion of existing vacant property to provide a 2 storey, 2 bedroom dwelling with removal of existing external steps; erection of a ground floor extension; and changes to the elevation and to the entrance access fronting Gladstone Street.

For further information please contact Southwark Council Planning Department 020 7525 5000.

VAT

We understand the sale is not subject to VAT.

Viewings

Please contact a member of the Highfield Team for internal access.

Additional Information

Existing and proposed plans, decision notice etc is available upon request.

Terms

Offers are invited in excess of £395,000 for the vacant freehold interest.

Financial contributions

CIL - £15,200.00 the site is also subject to the mayoral CIL, which is the £3121.56 figure.

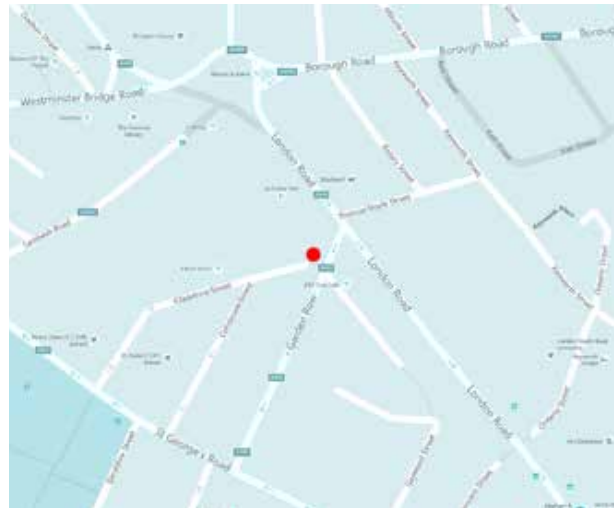
Total contributions £18,321,56

Site map



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Location map



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