



Former Booker Cash and Carry 37 Greenwich High Road Greenwich SE10 8JL



Freehold Development Opportunity

- Planning granted for the construction of a five-storey building comprising office space at ground floor and 4 self-contained flats on the upper floors
 - [Click here](#) for planning permission information
 - Plot measuring 0.028 acres
 - Proposed Residential Gross Internal Floor Area – 280m²/3,013ft²
 - Proposed Commercial Gross Internal Floor Area – 39.4m²/430ft²
 - 0.2 miles away from Deptford Bridge Station and 0.4 miles away from Greenwich Station
 - Freehold
 - Offers in Excess of £775,000
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Description

The site is located within the London Borough of Greenwich. The property provides a total GIA of 319.4m²/3,438ft². The property has planning granted for the construction of a five-storey building comprising office space at ground floor and 4 self-contained flats including 2 x 2bed flats and 2 x 1bed flats on the upper floors (20/2194/MA).

Location

The property is located within the London Borough of Greenwich. The site is sat between all the shops and amenities of Deptford Broadway on one side and Greenwich High Road on the other. There are lots of landmark attractions in the area such as Greenwich Park, The Fan Museum and the Old Royal Naval College.

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Proposed Residential Schedule

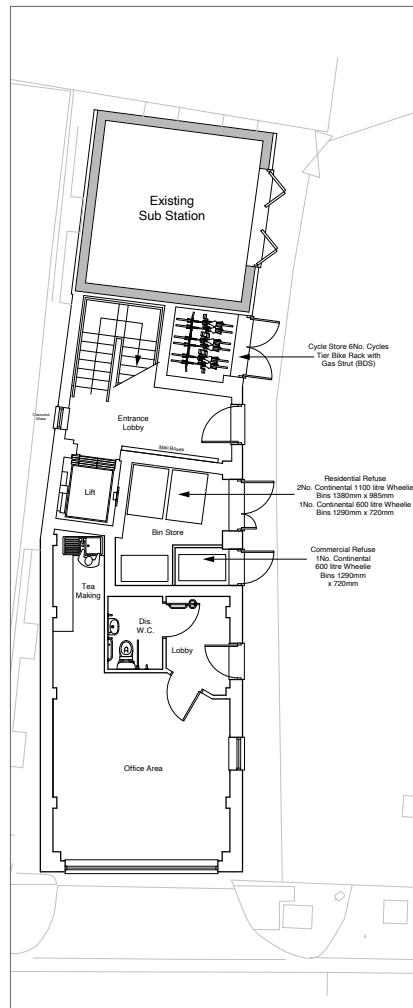
Unit	Type	Beds	GIA (m ²)	GIA (ft ²)
1	Flat	2 beds	70	753
2	Flat	2 beds	70	753
3	Flat	1 bed	70	753
4	Flat	1 bed	70	753
Total GIA			280	3,013

Proposed Commercial Schedule

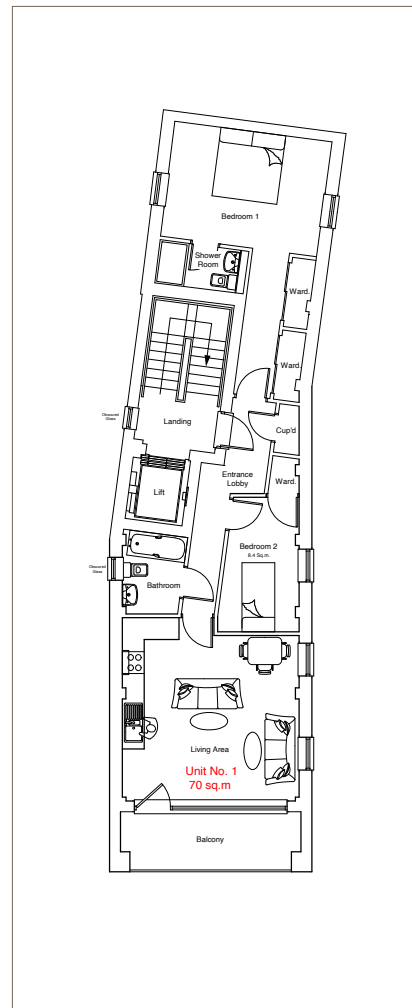
Unit	Floor	Description	GIA (m ²)	GIA (ft ²)
1	Ground	Office	39.6	426
Total GIA			39.6	426

Proposed Floor Plans

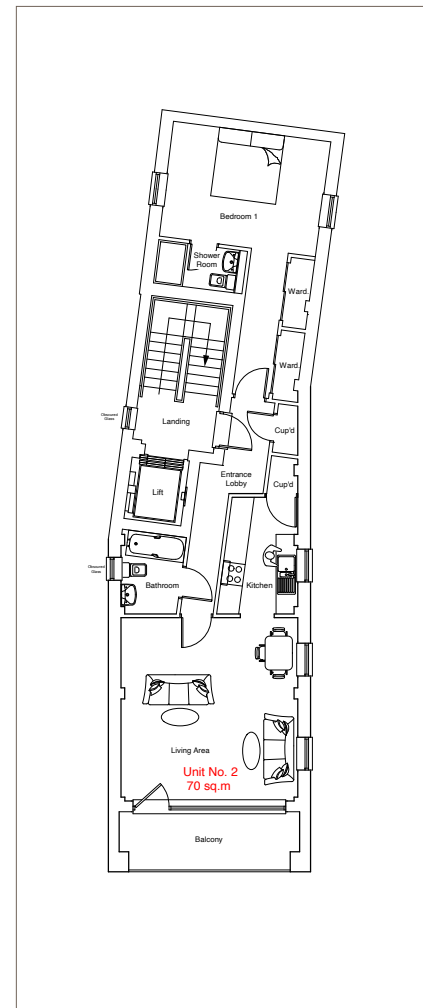
Ground Floor



First Floor



Second Floor



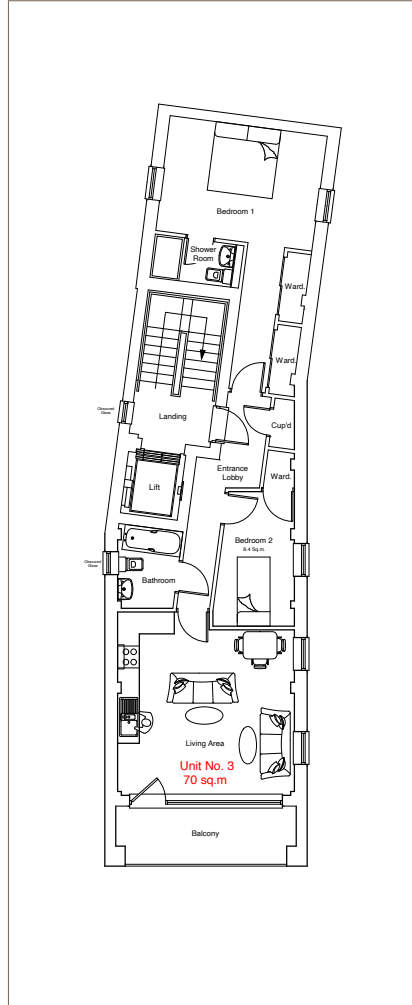
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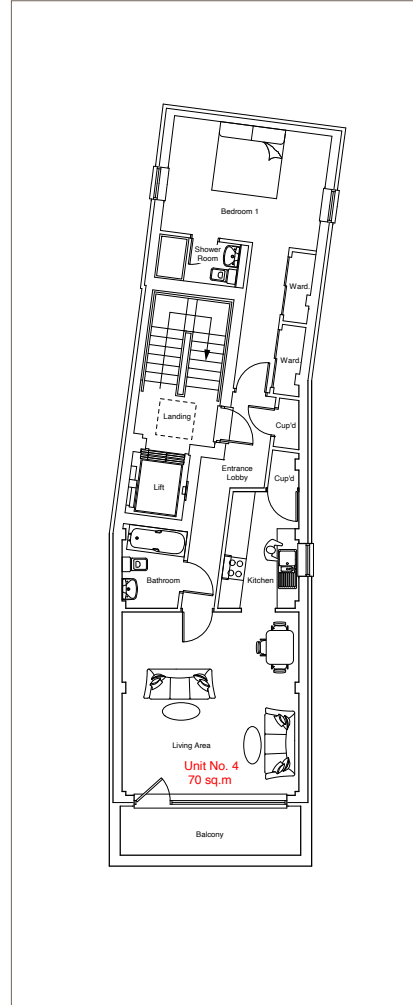
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Proposed Floor Plans (Continued)

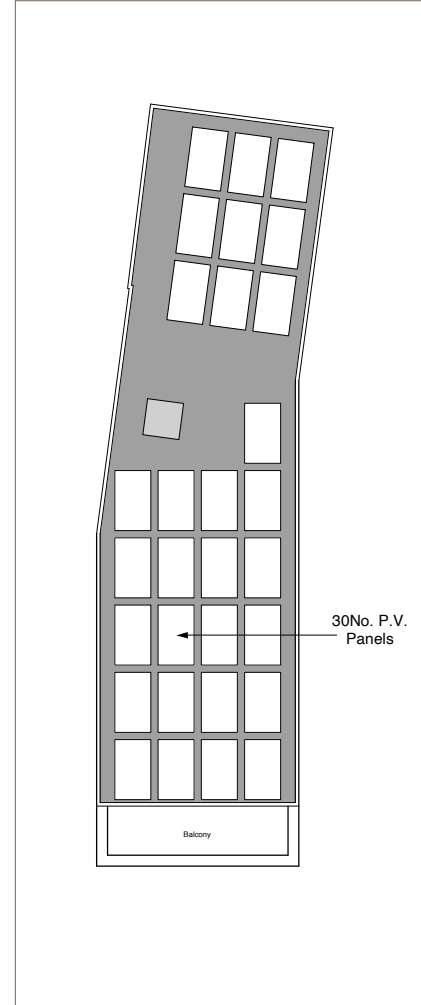
Third Floor



Fourth Floor



Roof



Proposed Section & Elevations



Sam Murphy
01992 660204 Email Sam

Kishan Popat
01992 660204 Email Kishan

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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highfield-investments.co.uk

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Transport

The site benefits from the Public Transport Accessibility Level (PTAL) 5 (very good). Deptford Bridge DLR station is located 0.2 miles away and Greenwich Station is 0.4 miles away. The train from Deptford Station is only 20 minutes into London Bridge or a 10 minute DLR train into Canary Wharf and there are a number of local bus routes along Deptford Bridge and Blackheath Road.

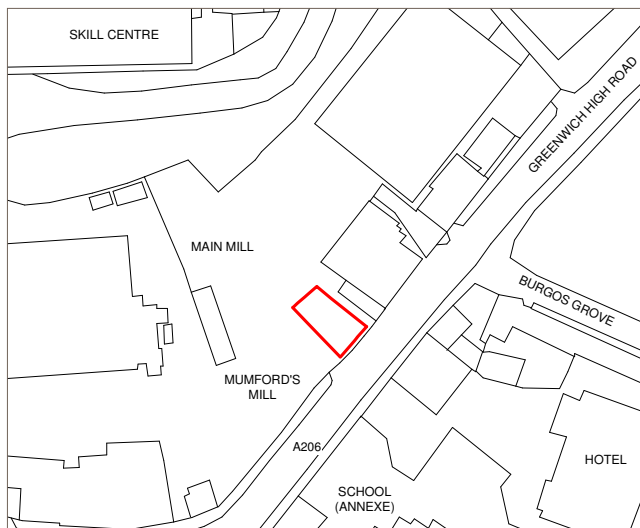
Planning Permission

Planning permission has been granted for the construction of a five-storey building comprising office space at ground floor and 4 self-contained flats on the upper floors under planning reference: [20/2194/MA](#) on 6th October 2020.

Existing Site



Site Plan



Sam Murphy
01992 660204 [Email Sam](#)

Kishan Popat
01992 660204 [Email Kishan](#)

Additional Information

Other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

Access

The site can be viewed from the roadside and currently consists of a car park.

Financial Contributions

We have been advised that the CIL liability is £46,854 and the S106 contribution is £4,813.

VAT

We have been advised that VAT is not applicable.

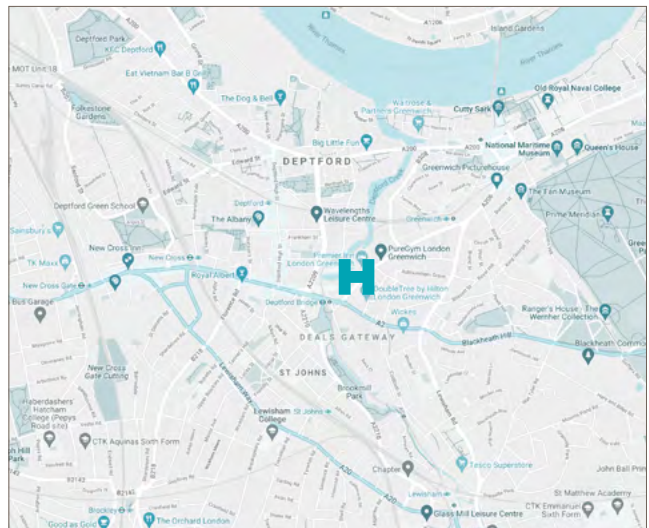
Tenure

Freehold.

Terms

Highfield Investments are inviting offers in excess of £775,000 for the freehold interest.

Site Location



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