

**Lot 24, 83 Evelina Road, Nunhead, London,
SE15 3HL**

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



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Property Information

Freehold London Development Opportunity

- Approx. 0.04 Ha (0.09 Acre) site with development potential (subject to consents)
- Busy South-East London residential location
- Excellent Transport Links to Central London
- Draft Plans for 22 unit Residential Scheme available
- 100 metres from Nunhead Railway Station

Lot

24

Auction

13th February 2025

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

On Behalf of Network Rail

Location

Miles

2.8 miles south-west of Canary Wharf, 3.2 miles south-east of the City of London

Roads

A20, A2214

Rail

Nunhead Railway Station (London Blackfriars in 16mins)

Air

London City Airport, London Heathrow Airport, London Gatwick Airport

Situation

Nunhead is situated in the London Borough of Southwark and neighbours Peckham and Dulwich. The property is located on the eastern side of Evelina Road (A2214), extremely well positioned adjacent to the railway and some 100 metres from Nunhead Railway Station which provides regular Thames Link and National Rail services to Central London.

Tenure

Freehold.

Description

The property comprises a site of approximately 0.04 Ha (0.09 Acres) upon which currently sits a car wash facility on the hardstanding area. The site may be suitable for development subject to obtaining the necessary consents. A 22 unit residential feasibility scheme is available within the solicitors legal pack.

VAT

VAT is applicable to this lot.

Planning

The property may lend itself to alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Southwark Council (www.moderngov.southwark.gov.uk).

Note

Upon completion the Buyer will be obligated to erect a fence between points A, B & C within 3 months. Full details are within the legal pack. We understand the property was previously used as a petrol filling station and fuel tanks remain beneath ground level. Further details are available within the legal pack.

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Tenancy & Accommodation

Address	Use	Site Area Approx Ha	Site Area Approx Acres	Possession
Land at 83 Evelina Road	Hardstanding Land	0.04	(0.09)	VACANT

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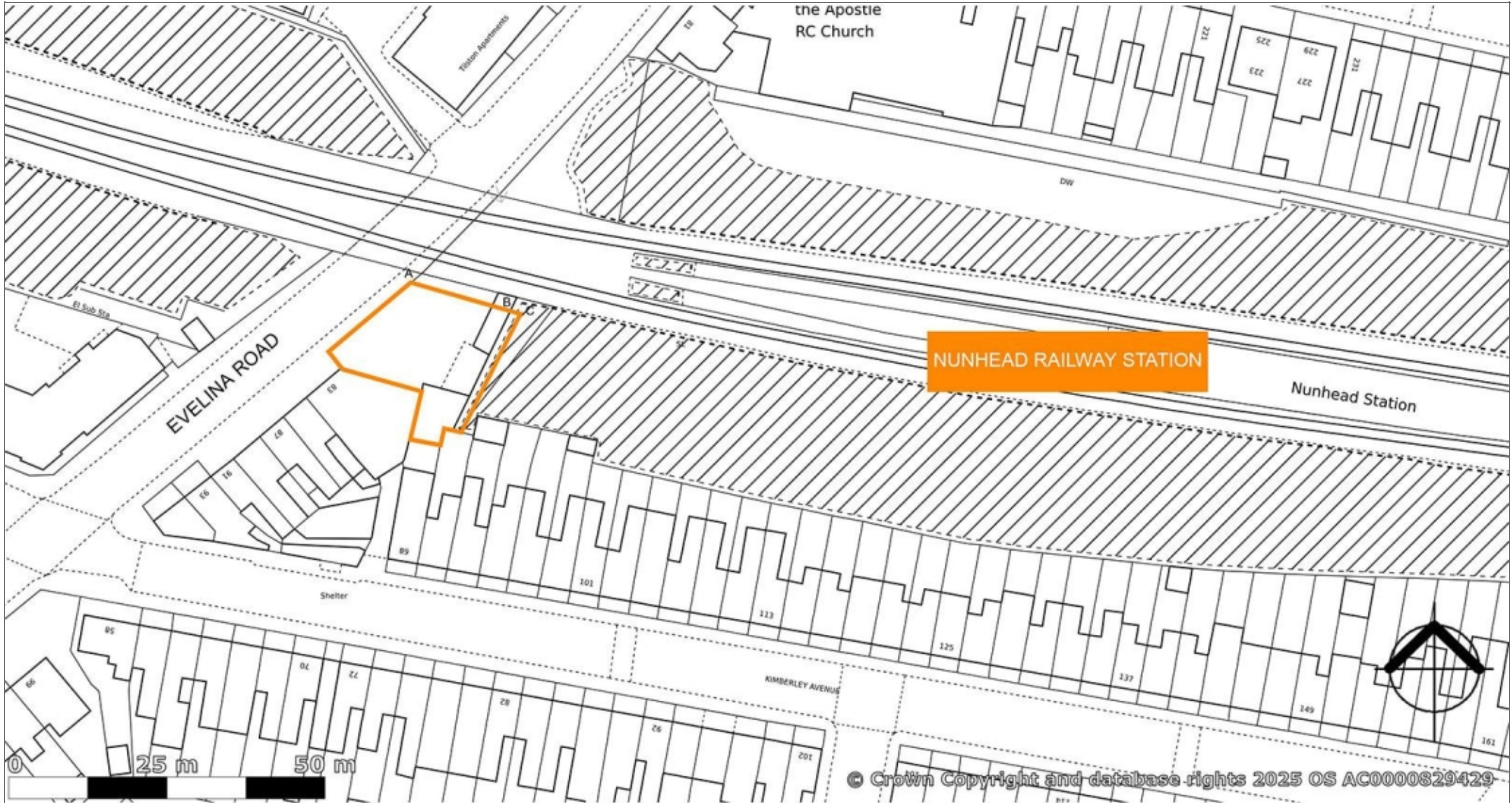
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Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Dentons UK and Middle East LLP

1 Fleet Place

London

EC4M 7WS

Gaganpreet Sekhon

020 7242 1212

Gaganpreet.Sekhon@dentons.com

Associate Auctioneers



Rapleys LLP

One Upper James Street

London

W1F 9DE

Charles Alexander

+44 (0)7831 487420

charles.alexander@rapleys.com

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2024