

# FOR SALE

CONSENTED DEVELOPMENT  
SITE FOR 3 BED HOUSE



whozoo.

LAMBETH

📍 63 Barrington Road, Lambeth, London SW9 7JH

Price **£600,000**



Property Type

**RESIDENTIAL DEVELOPMENT**



Size

**1,560 SQFT**



Tenure

**FREEHOLD**



Borough

**LAMBETH**



Planning Granted

**24/01046/FUL**



Existing Use

**USE CLASS C3**

## Tenanted



NO

## Local Train Stations



Brixton Rail ( 0.3 miles)  
Loughborough Junction (0.3 miles)  
Brixton Underground (0.3 miles)

## VAT Applicable



NO

## Rateable Value

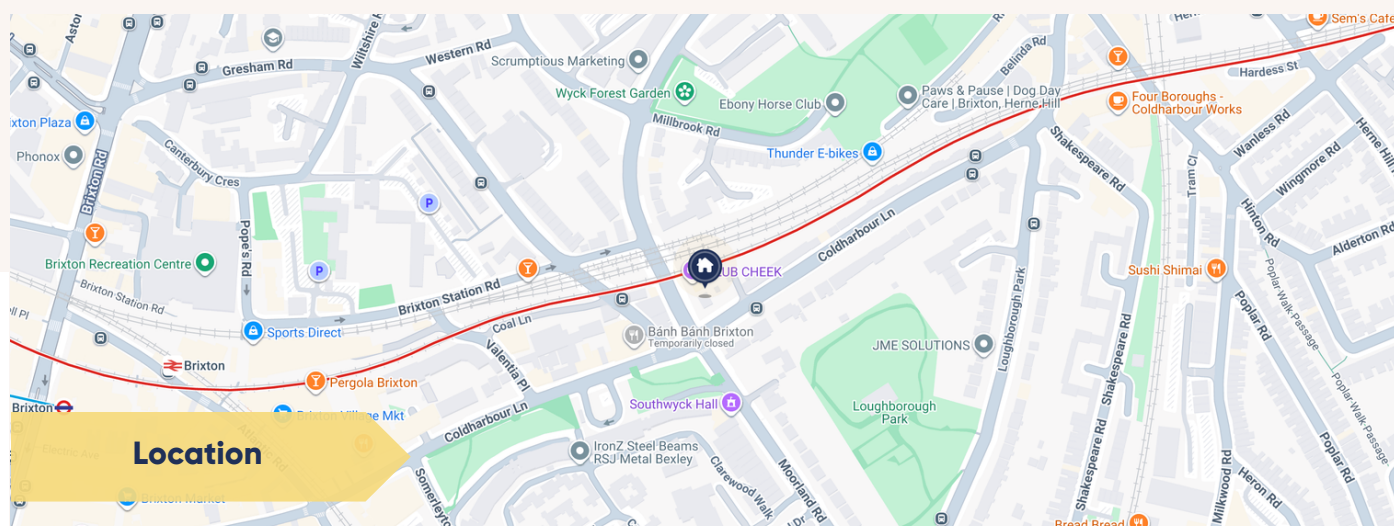


N/A

## EPC



N/A



Location

## Additional Information

A rare opportunity to acquire a fully consented freehold residential building plot in SW9. Planning permission ref 24/01046/FUL has been granted for the erection of a new three bedroom house extending to approximately 1,569 sqft including basement and habitable roof accommodation. The plot is positioned to the side of the existing building at 63 Barrington Road. The consent includes associated works to the existing house comprising new dormer windows and a new entrance arrangement.

The current side access to the existing property will be reconfigured in accordance with the approved plans and an appropriate access agreement will form part of the transaction. The Section 106 agreement is limited to car free status and provision of car club and cycle hire memberships. There are no affordable housing contributions. The consented unit qualifies for Self Build CIL exemption subject to application and compliance with regulations.

Located within easy reach of Brixton Underground, Clapham North and local amenities, this represents a rare Zone 2 self build opportunity.

Guide price £600,000



[www.whozoo.co.uk](http://www.whozoo.co.uk)



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