

For Sale

Residential Development Opportunity

On behalf of Lewisham Council

May 2025



Garages adjacent to 1 Bluebell Close, SE26 6SN

- Excellent Development potential
- Part of the GLA's Small Sites Small Builders Programme
- Site description ?
- Site area approximately 0.05 hectares

GLA Small Sites Programme

As part of the GLA's Small Sites, Small Builders programme, Lewisham Council is releasing some small sites to the market specifically for residential development. The programme is intended to:

- Bring small publicly owned sites forward for residential-led development
- Provide new and emerging 'sources of supply' including small developers, small housing associations, community-led housing groups and self-builders

Location

The garage site is located off Sydenham Hill within the Sydenham Ward of Lewisham and is within a predominantly residential area. The site is located approximately 0.5 miles from Sydenham Hill Station and 0.9 miles from Crystal Palace train station.

Description

The site size is approximately 0.03 hectares. There are 13 garages currently occupying the site. There is a terrace of houses adjacent to the site with a shared road between them and the site. The site sits on the edge of the Green Chain Walk and is surrounded by several mature trees.



Above: Existing Site plan

Site Photos



Above: Image of site from Bluebell Close



Above: Image of existing garages



Above: Image of adjacent terrace on Bluebell Close

Information Pack

Report on Title

Ecology Survey

Tree Survey

Land Contamination Phase 01

Topographical

Utility Type D

Utility Type B

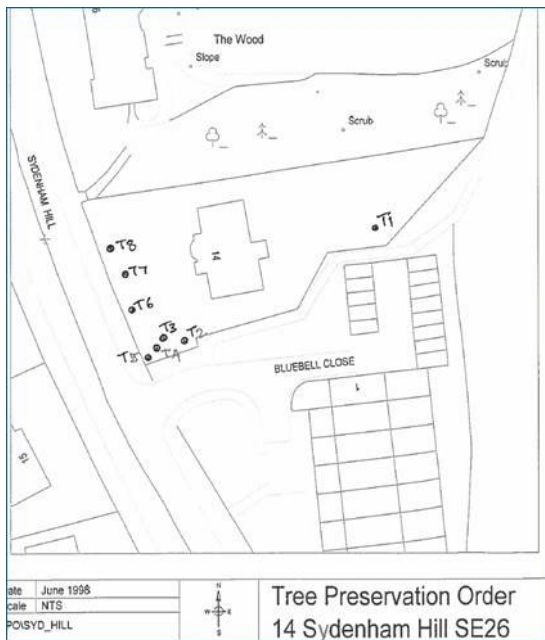
UXO unexploded ordinance

Planning Statement

The site is located close to London borough of Lewisham's boundary with Southwark. The site is bordered by mature tree canopies to the North, East and West. To the South of the site, existing two storey residential terraces are located.

Local Planning Authority comments indicate that any new development would need to address the appropriate guidance within the Small Sites Design Guide SPD for this Infill site typology.

- There are no TPO on the garages, and the site is not within a conservation area.
- There is a TPO on eight individual trees on adjacent property 14 Sydenham Hill to the northwest of the site.
- The garages are adjacent to the Hillcrest Estate (High Level Drive) Site of Importance for Nature Conservation (SINC) – ancient woodland - on the sloping escarpment to the east.
- There is a public footpath between the garages and no.14 leading to the ancient woodland.
- Ancient woodland is defined as irreplaceable habitat ref para 193, NPPF and great care is required to prevent loss or deterioration of ancient woodland.
- Careful considered is required in terms of the potential impacts of development to tree root protection areas, the long-term viability of trees in proximity to new development and disturbance of habitats and green infrastructure connectivity.



T1	Cedar
T2	Cedar
T3	Yew
T4	Cedar
T5	Sycamore
T6	Pine
T7	Pine
T8	Sycamore



Title

The registered proprietor of both titles is the Council.

The class of title for the titles is absolute freehold title. Absolute title is the best class of title available.

Viewings

The site is open, and can be viewed from the street