For Sale

Residential Development Opportunity

On behalf of Lewisham Council

June 2025

Land between 43 and 45 Camplin Street, SE14 5QX

- Excellent Development potential
- Part of the GLA's Small Sites Small Builders Programme
- Small infill site between 2 terraced houses
- Site area approximately 0.02 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 yard site is located on Camplin Street within the New Cross Ward of Lewisham and is within a residential area. The site is located approximately 0.5 miles from New Cross Gate and 1.2 miles from New Cross train station.

Description

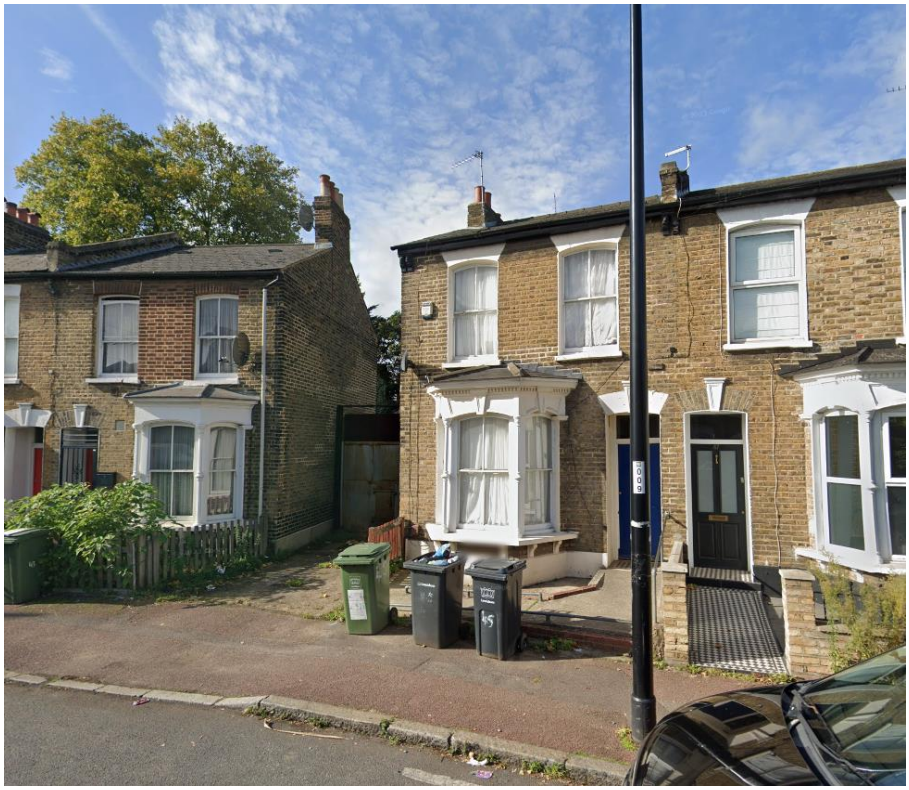
The site size is approximately 0.02 hectares. The site is currently occupied by planting boxes. It was historically used as a yard.

The site is between no 43 and 45 Camplin Street within a 2-storey row of terraced houses either side.



Above: Existing Site plan

Site Photos



Above: Image of site from Camplin Street



Above: Image of inside the site

Information Pack

Report on Title

Land Contamination Phase 01

Topographical

Utility Type D

UXO unexploded ordinance

Planning Statement

The site is located within a Small Sites Housing Opportunities zone within the borough of Lewisham (Figure 7.1 MMLP). The utilisation of appropriate brownfield sites within the borough is supported to bring forward the delivery of appropriate housing provision. Any proposed housing on the site should utilise the relevant principles for this site typology, which are set out within the Lewisham Small Sites Design Guide SPD.

The site is located within the Hatcham Conservation Area, any future applications on the site should ensure the Hatcham Conservation Area Character Appraisal is referred to.

The site is located within Flood zone 2 & 3.

The site is located within a protected vista, full details of this can be found within the London View Management Framework.

Title

The registered proprietor of the 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, to arrange a viewing please contact

VAT

The purchase price will be exclusive of any VAT.