Development opportunity for sale.

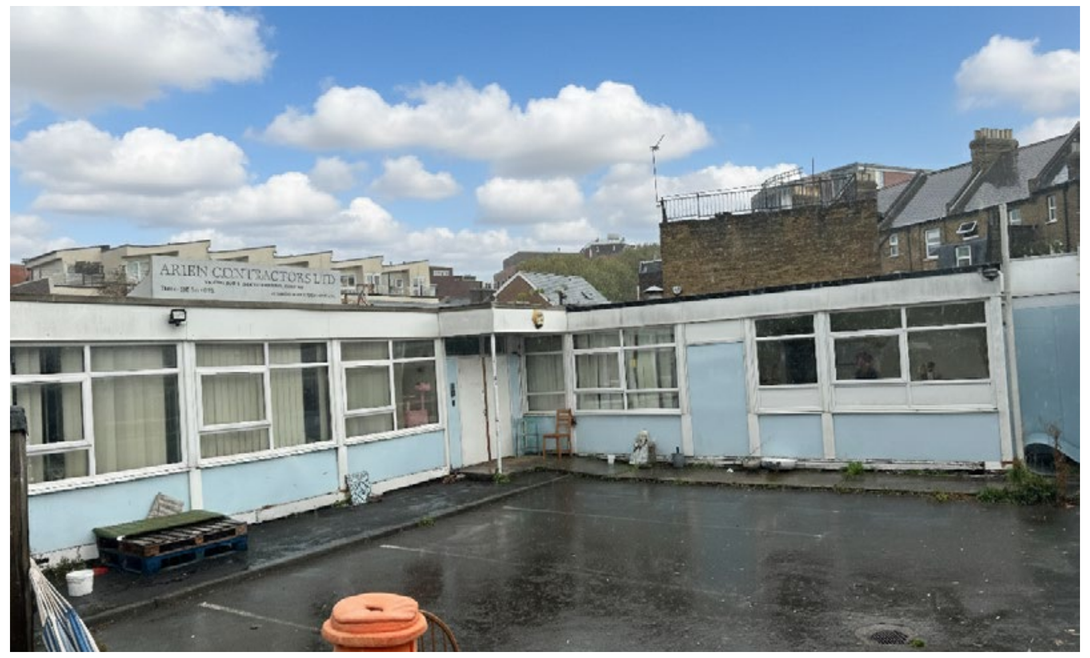
55 Nigel Road, Peckham,
Peckham Rye Baptist Tabernacle

RAPLEYS

The location.

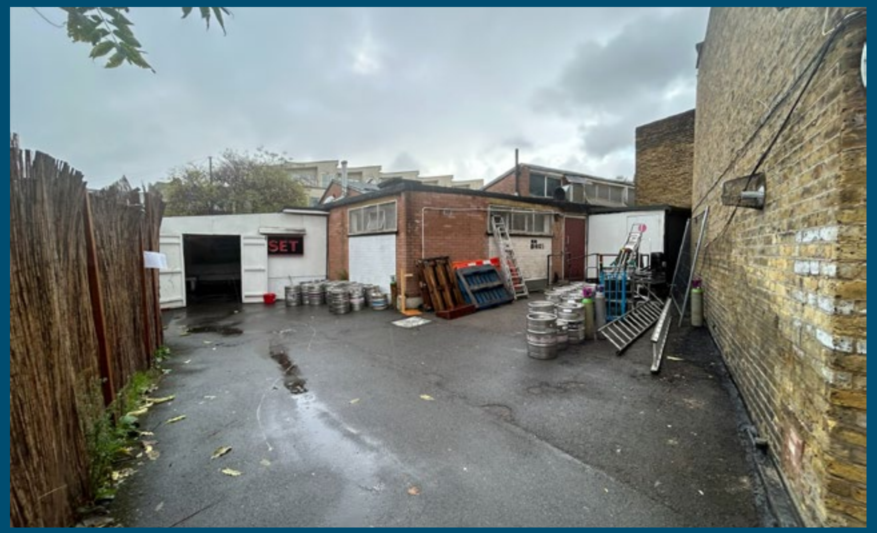
The property occupies a desirable position in Peckham, situated on Nigel Road, just off Rye Lane, in a vibrant and bustling urban setting. The area benefits from excellent connectivity, located just off the A2215 and only a six-minute walk from Peckham Rye Station, which provides Overground and National Rail services.

The surrounding neighbourhood is mixed-use in character, combining residential and commercial properties. Commercial units fronting Rye Lane are complemented by residential apartments above, creating a lively and diverse environment.



The site.

The site extends to approximately 0.15 hectares (0.37 acres) and is currently occupied by a mix of uses, property guardians manage the mixed-use space to the front of the property, and the SET Charity manage the former church halls.



It stretches from Nigel Road to Sternhall Lane, enclosed by surrounding residential units and adjacent commercial properties to the south. The main access is from Nigel Road, offering both vehicular and pedestrian entry through a gated entrance. There is also secondary access to the rear via a fenced gate leading to an open yard with a single side door.

The site boundaries are clearly defined by neighbouring residential properties, providing both security and privacy while maintaining proximity to Peckham's lively urban core.

Planning.

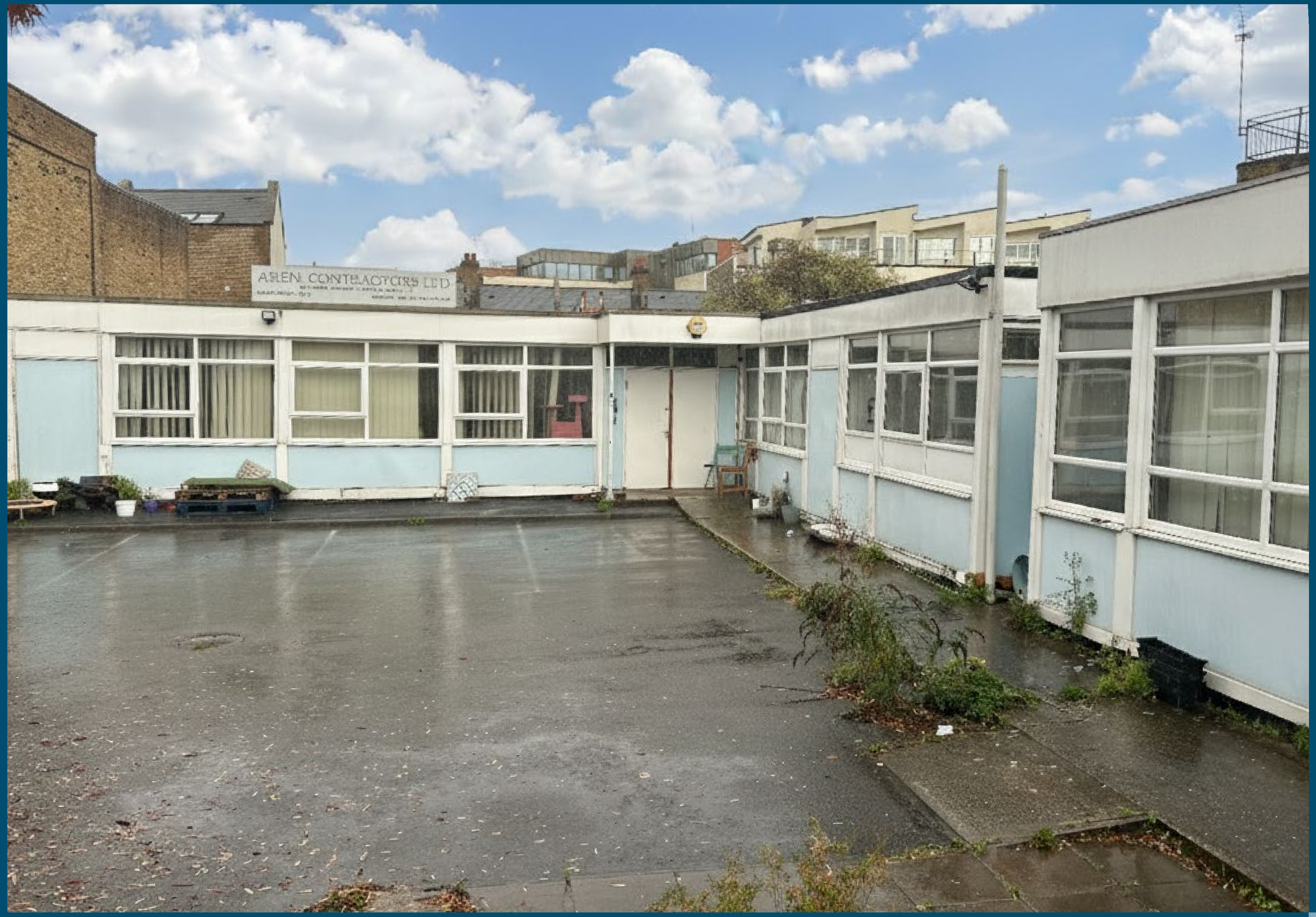
The property falls within the planning jurisdiction of the London Borough of Southwark. It does not contain any listed buildings but is situated in close proximity to several locally listed heritage assets, including Nos. 214–232 Rye Lane, Nos. 194–206 Rye Lane, and the White Horse Public House.

Included in Southwark's Local Plan, the borough aims to deliver 2,355 new homes per year, with approximately 601 homes to be developed on new sites annually. The plan sets a target of providing at least 35% affordable housing across all developments.

There has been a pre application for 2 mixed-use blocks on the site, Block I would compromise of 27, 2-bed flats on the North of the site with access from Sternahll Lane. With Block 2 comprising of 18, 1-bedroom affordable flats above a new community chaplaincy on the ground and 1st floor with a community garden. It would also widen the footway on Nigel Road.

Tenancy.

The site is currently occupied by a number of tenants comprising live-in property guardians managing the former office accommodation and the SET Charity operating an entertainment venue in the former church halls located to the rear of the site. Both groups are subject to the terms of licences with a requirement to vacate the property upon two months' notice so that it is anticipated the site will be handed over with vacant possession upon completion.



Potential Development opportunities.

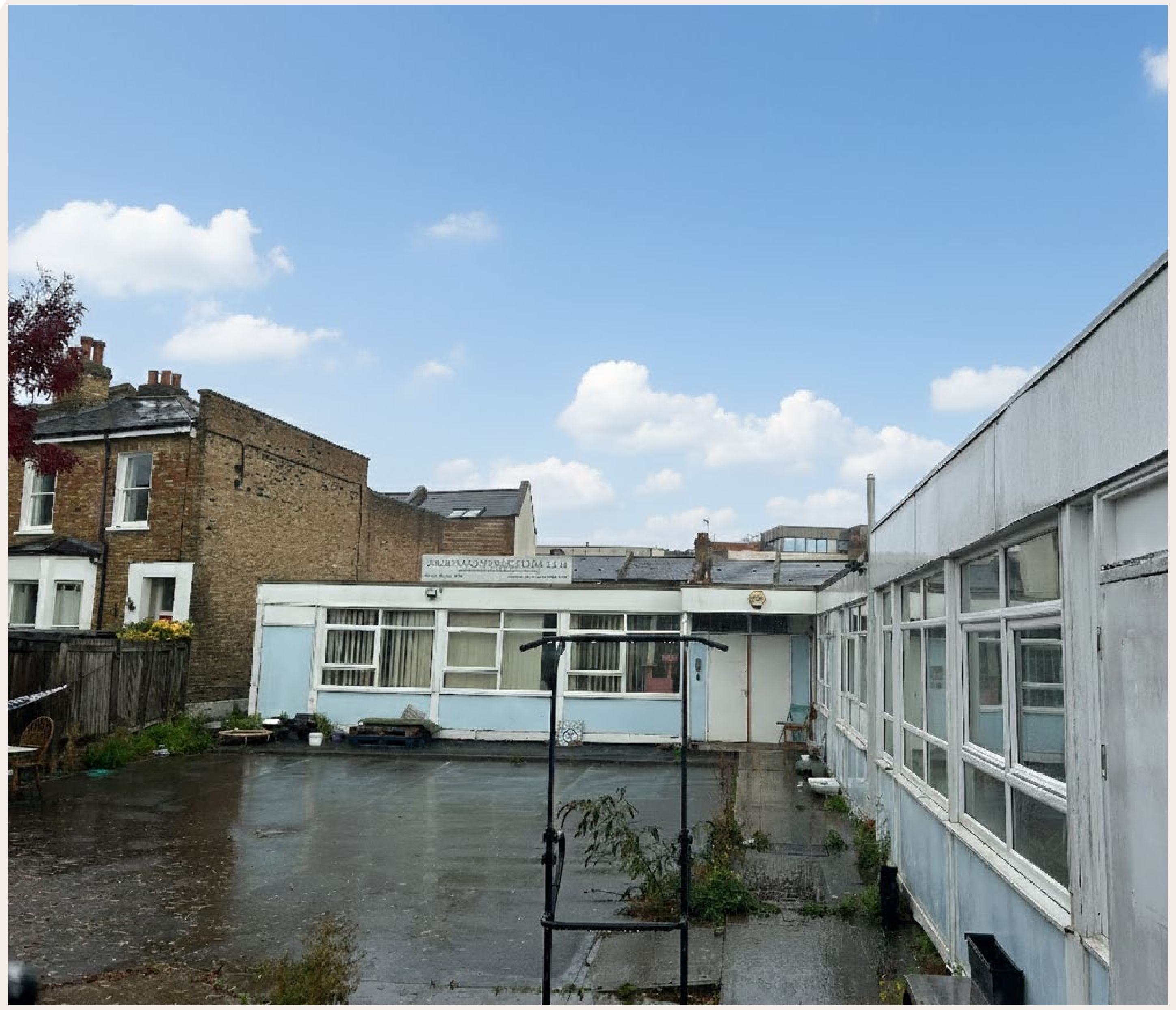
Subject to planning

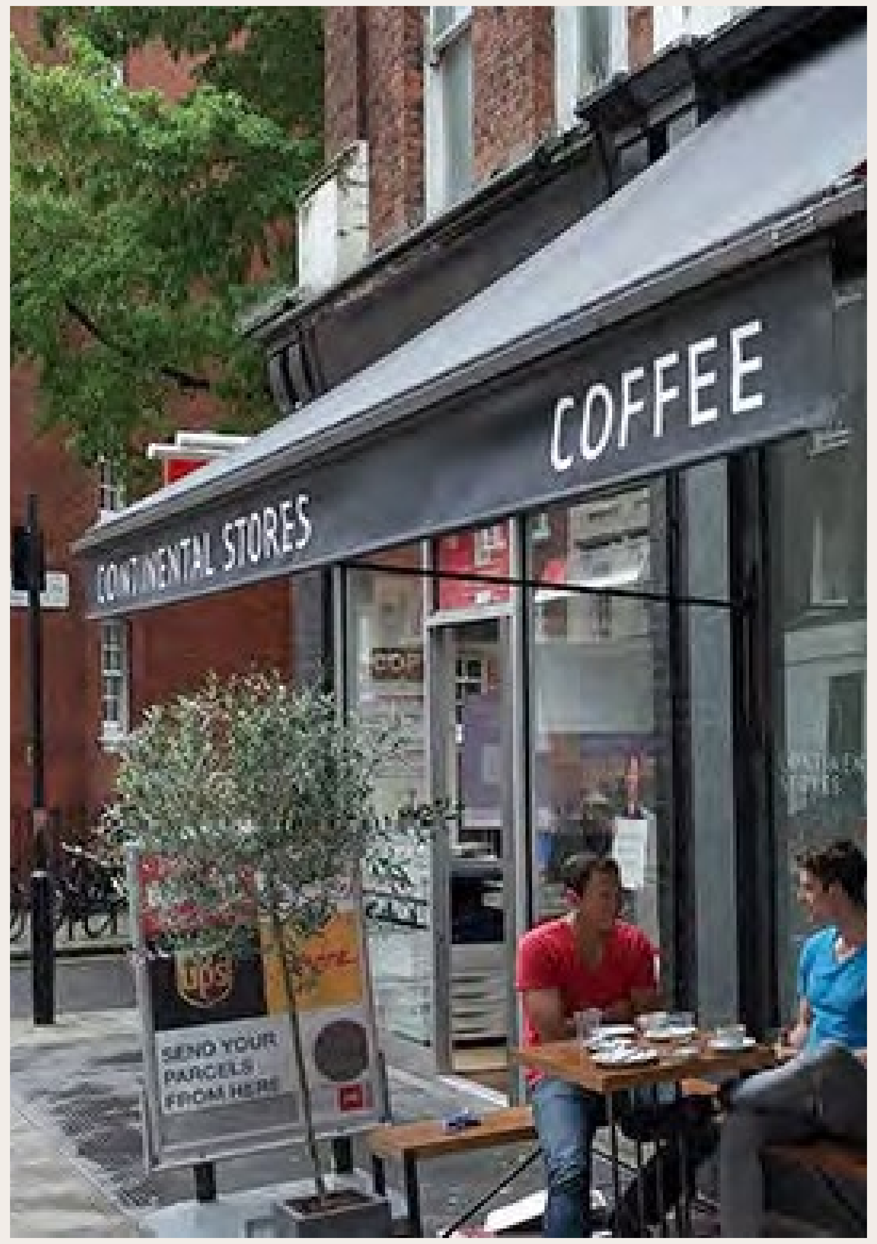
Mixed use

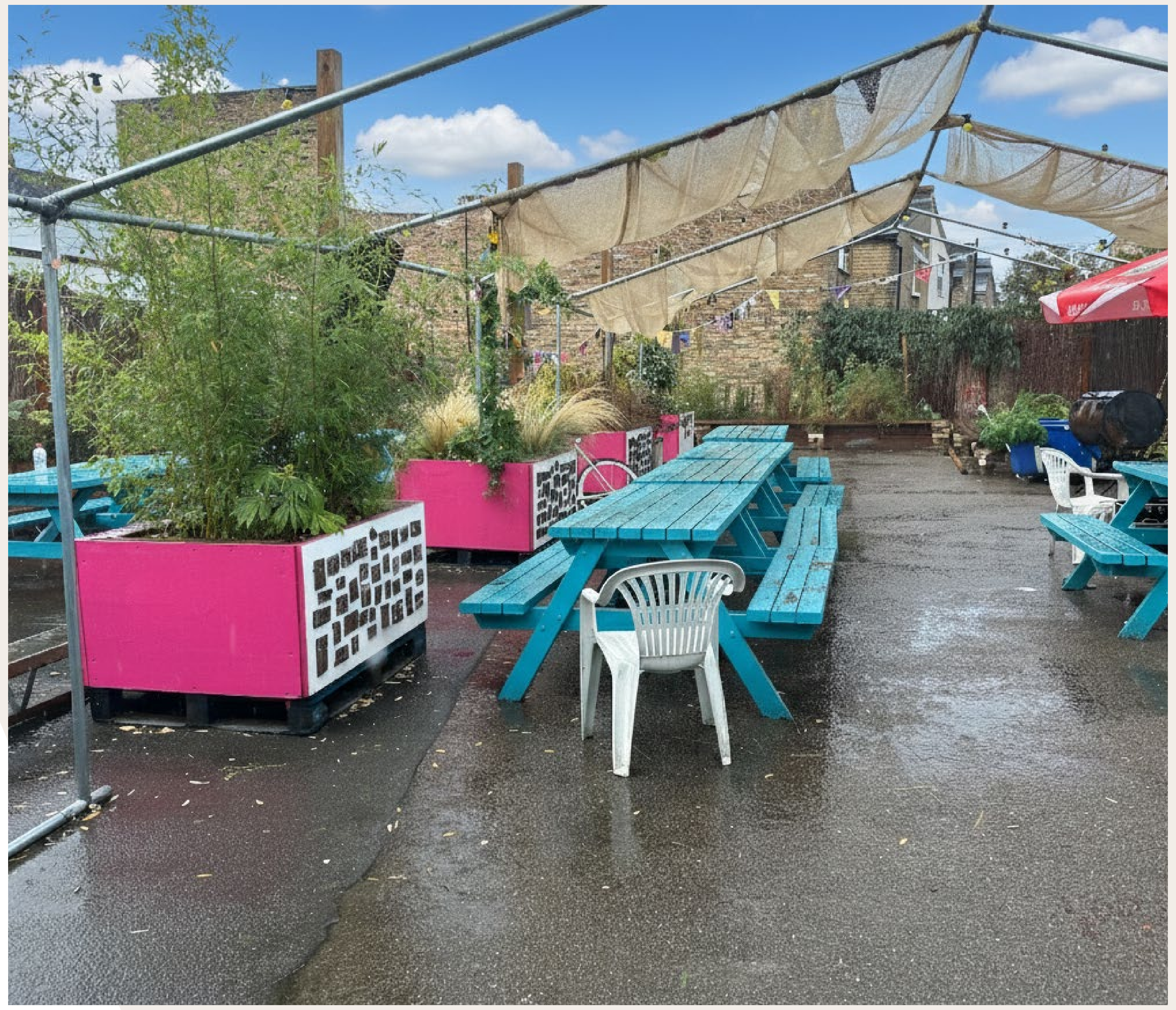
With ambitious housing targets set by the London Borough of Southwark, and the site being surrounded by established residential properties, this location presents an excellent opportunity for a mixed-use residential redevelopment.

The pre-application feedback indicates that future proposals should respond to the unique surrounding urban fabric along Peckham Rye, ensuring the scheme complements the area's distinctive character and built form. The surrounding area features a vibrant mix of ground-floor retail and office units, creating an active streetscape and a thriving business environment that enhances the strong residential character of the neighbourhood.

Southwark's Local Plan sets ambitious residential delivery targets while aiming to create 58,000 new jobs by 2036, strongly supporting and encouraging mixed-use development within the borough.





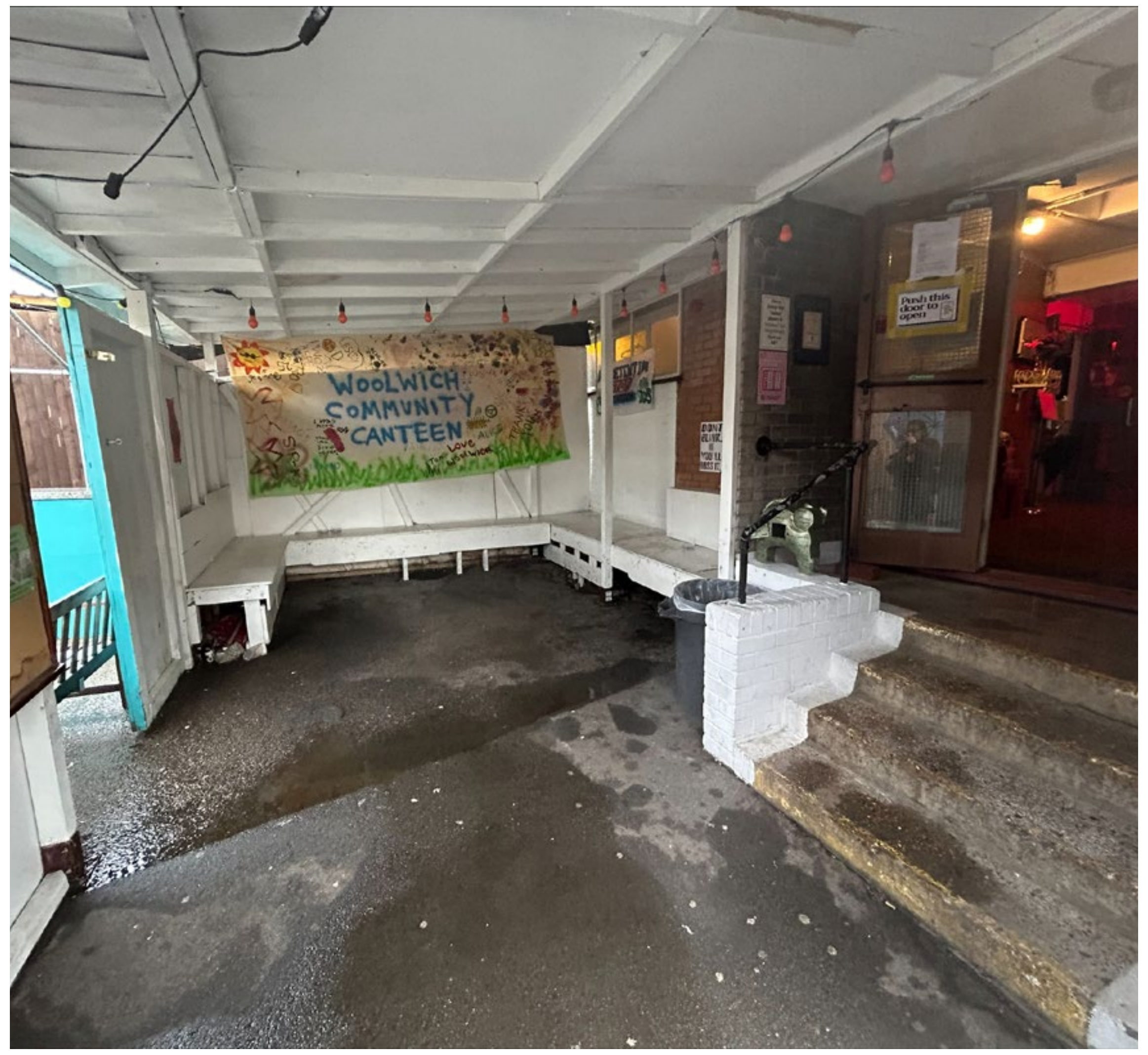


Viewings.

- Strictly via appointment through Rapleys.
- Viewing days will be arranged during the course of the marketing period.

Offers.

- Only unconditional offers.



Bids & submission.

- Offers are invited on an unconditional basis with no deferred payment.
- A 10% deposit will be required upon exchange of contracts.

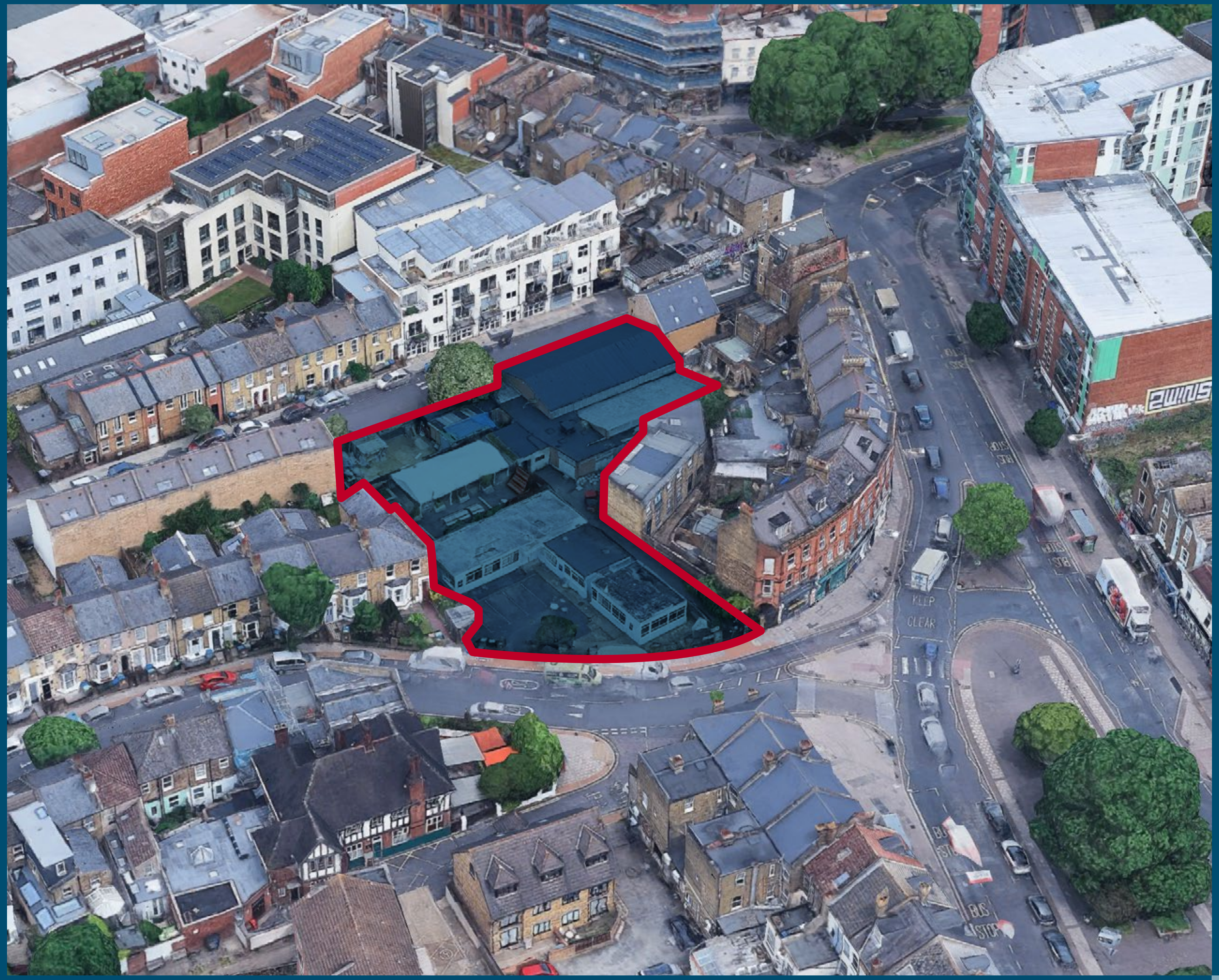
All submissions should include the following information:

- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
- Confirmation of funding and any third party approvals required.
- Please confirm you and your solicitors have reviewed all the documentation contained within the Data Room.
- Provide details of the solicitors who will be acting on your behalf in this transaction.

Identity checks/AML.

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchasers will need to provide proof of identity and residence.

For a Company, any person owning more than 25% must provide the same.



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