



## Bird in Hand Passage, Forest Hill, London SE23 3HN

### Development Opportunity in South-East London

- **Asking Price - £350,000 for the Freehold Interest**
- **Prime Development Opportunity**
- **Fantastic SE23 Location**
- **Freehold Purchase**
- **Feasibility Study Conducted**

#### Description

The site is located on Bird In Hand Passage off Dartmouth Road in Forest Hill, South London. A nearly perfect square site, it is located behind the Bird In Hand pub with a south facing aspect. The site is currently under use as a car park. The vendor has previously conducted a feasibility study, which consisted of development options of both single or multiple units. This study is available by request.

#### Location

The site is well located in Forest Hill, a leafy residential area with a cluster of hip cafes and cosy pubs near its namesake railway station. It is within 0.2 miles of Forest Hill Station offering regular trains into London Bridge as well as having good access to nearby shops and amenities of the local area. The site is also well connected to the wider South -East London areas and has good transport links to Crystal Palace, Sydenham and Dulwich in the locality.



New Homes



Land  
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Agency



Chartered  
Surveyors

#### All Enquiries:

James Cahoon-Kelly

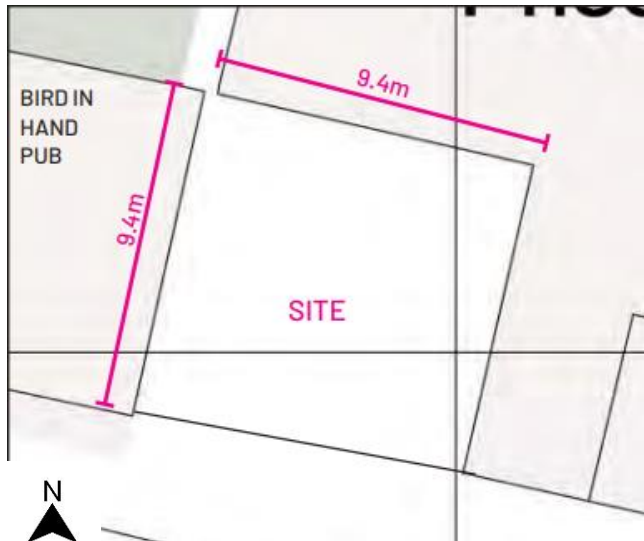
Land Consultant

[James@pedderproperty.com](mailto:James@pedderproperty.com)

0208 702 9999

# Bird In Hand Passage, Forest Hill, London SE23 3HN

## Location Plan



## Price

**£350,000 for the Freehold Interest**

## Feasibility Study

The Vendor has had a feasibility conducted showing options for two houses, one large house or multiple flats.

We recommend you conduct your own enquires/due diligence with regards to planning as there is no planning permission in place.

To obtain a copy of the feasibility study, please contact [james@pedderproperty.com](mailto:james@pedderproperty.com).

## Further Details

Please email to request a full information pack.

## Access

Please contact James to arrange access to the site.

## Method of Sale

The property is due to be sold by private treaty unless otherwise stated.

All offers should be submitted in writing along with proof of funds.



## Misrepresentation Act

Pedder Commercial provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or a contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Pedder.

