

Consented Development Opportunity For Sale in Brockley

September 2025



Consented Development Opportunity For Sale



Rear of 14-48 Geoffrey Road, Brockley, SE4 1NT

- Opportunity to acquire a development site with **full planning permission** granted under Lewisham Council ref: DC/23/131277 located in Brockley Conservation Area.
- Planning permission has been granted for the demolition of the existing structures on the site and construction of a new development comprising eight **2 and 3-bedroom homes**, arranged over 2-storeys.
- All houses will include **private gardens**.
- Excellent location for **transport links** – Brockley railway station is within 0.3 miles and both Nunhead and St Johns railway stations are within 0.9 miles.
- Cycle storage, refuse and recycling provision, and **sustainable measures** built-in.
- Full information pack can be provided upon request.



Guide Price £2,250,000

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Description

The consented scheme transforms a vacant brownfield parcel into a thoughtfully planned residential enclave.

The site, which measures approximately 0.14 hectares, is currently occupied by redundant stables and storage buildings. Full planning permission has been granted for the demolition of the existing buildings and the creation of eight high-quality residential dwellings, with associated landscaping, refuse storage and cycle parking. The scheme will comprise:

- 6 x two-bedroom semi-detached homes
- 2 x three-bedroom detached homes

The proposed scheme has been carefully designed to:

- Deliver modern, energy-efficient homes that align with London Plan Standards but also respect the character of the surrounding mix of Victorian terrace and contemporary style housing.
- Improve the quality and character of the land by replacing underused space with attractive, sustainable housing.



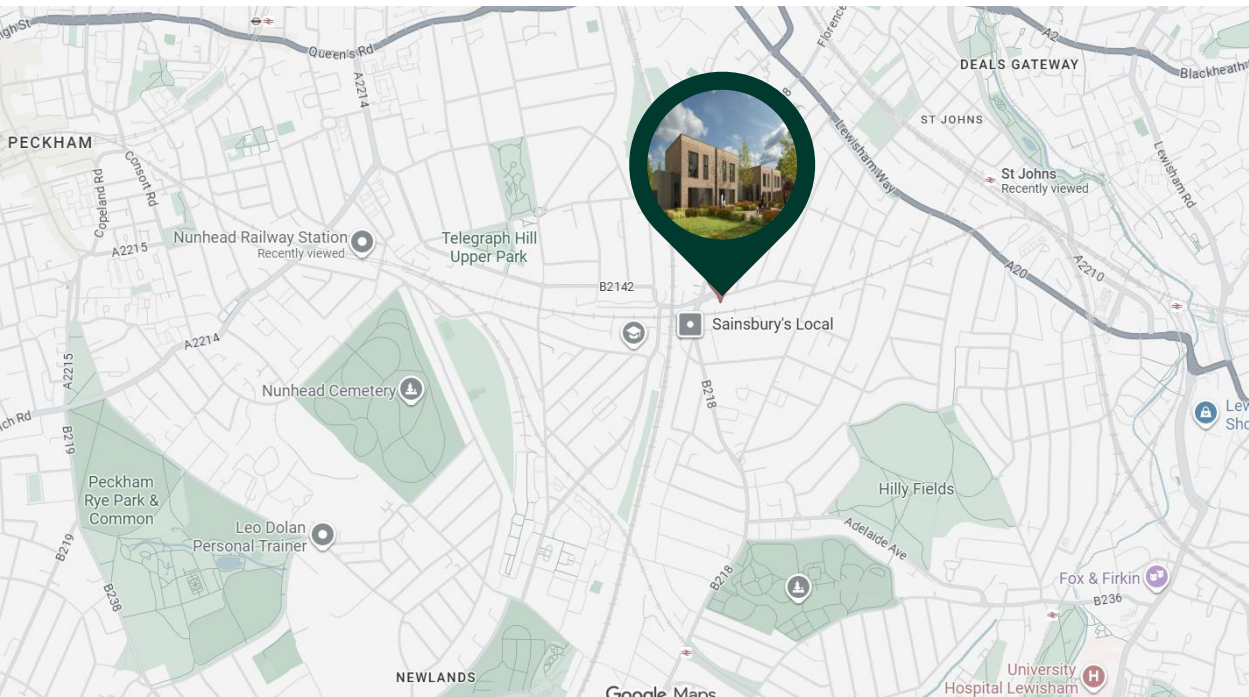
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The Location

Located in the heart of Brockley, the site enjoys a unique setting within a conservation area known for its leafy streets, a mix of Victorian and contemporary architecture, and strong community character.

Transport Links

Brockley railway station is within walking distance just minutes away (0.3 miles), providing Overground and National Rail connections to London Bridge and Canada Water. In addition, both Nunhead and St Johns railway stations are within 0.9 miles providing access into central London and the South-East. Lewisham DLR is also within 1.2 miles.

Extensive bus routes along Brockley Road also provide easy links locally and to central London.

Education

Well-regarded local schools including John Stainer Primary and Prendergast School are nearby as well as access to a range of nurseries and secondary schools.

Lifestyle & Amenities

Brockley provides a range of independent cafes, restaurants, and pubs including Brockley Brewery, The Orchard, and Browns of Brockley. Ample convenience shopping is nearby and larger supermarkets within close proximity.

The weekly (Saturday) Brockley Market, a local institution offering fresh produce, street food, and artisan goods is also close by.

Green Spaces

The site benefits from being only moments from Hilly Fields Park which provides sports courts, open meadows, and panoramic views of London. Telegraph Hill and Ladywell Fields are also within easy reach.

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Proposed Accommodation

Unit	Unit Type	Beds	Sqm	Sqft
1	Detached	3	99	1,063
2	Semi-Detached	2	80	861
3	Semi-Detached	2	80	861
4	Semi-Detached	2	80	861
5	Semi-Detached	2	80	861
6	Semi-Detached	2	80	861
7	Semi-Detached	2	80	861
8	Detached	3	103	1,107
Total			682	7,337

Key elements of the proposed design include:



Design

Contemporary design using buff brick in Flemish bond with dark brick accents to reflect the local character while adding a modern touch.



Landscaping

Private landscaped gardens and communal areas designed to soften the development edges and integrate with surrounding greenery.



Parking & Access

Whilst the scheme is car-free, ample on-street-car parking is available on the surrounding roads, and there will be provision for 16 secure cycle spaces; encouraging sustainable transport choices.



Sustainability

Energy-efficient design compliant with the London Plan and Building Regulations. High-quality building fabric and modern construction methods reduce long-term energy use.



Community Benefits

Transformation of an underused brownfield site into attractive housing to enhance the conservation area with a sympathetic but modern architectural design. Supports local housing supply with well-sized family homes.

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Terms

A guide price of £2,250,000 is advised for the freehold interest.

VAT

We understand that VAT will not be charged by the seller.

Further Information

A full information pack can be provided upon request.

Viewings

Viewing are by appointment only. Please contact us for further information or to arrange a viewing.

Guide Price £2,250,000

Contact Information

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