



# PLOT 1:

LAND ADJACENT TO  
49 LAMBLE STREET,  
GOSPEL OAK, NW5 4AS

## Self-Build Development Opportunity for Sale

Offers invited from self-builders for the freehold interest with vacant possession

Lambert  
Smith  
Hampton

## The Opportunity

**AN EXCEPTIONALLY RARE OPPORTUNITY TO ACQUIRE A RESIDENTIAL DEVELOPMENT SITE WITH LAPSED PLANNING CONSENT FOR A SINGLE RESIDENTIAL DWELLING HOUSE EXTENDING TO 1,117SQFT (103.8 SQM) GIA, PROVIDING THREE BEDROOMS, A SMALL FRONT GARDEN AND A ROOF TERRACE. THIS OPPORTUNITY IS ONLY OFFERED TO SELF-BUILDERS.**

# Site Description

The site is broadly triangular in shape and extends to approximately 0.017 acres (0.0069 hectares). The site is situated adjacent to 49 Lambale Street, at the junction of Lambale Street and Grafton Road.

The site is currently vacant. It is a clear site, overgrown and ripe for development.



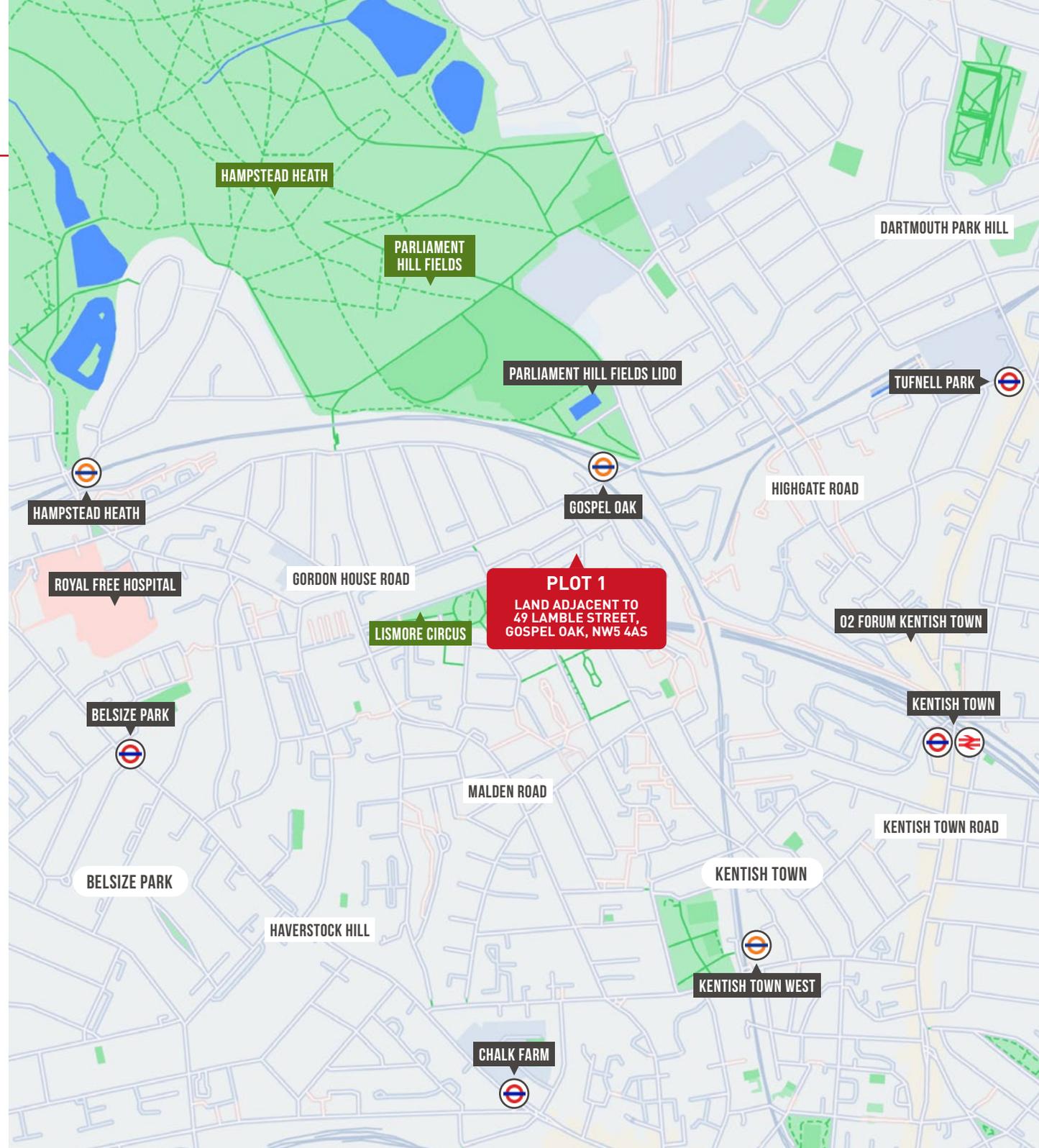
# Location

The site is situated in the London Borough of Camden, within the Ward of Gospel Oak, approximately 3.7 miles to the northwest of Central London. The site is approximately 0.3 miles from the southern side of Hampstead Heath with Camden High Street located just over a mile away.

The site is located approximately 0.1 miles from Gospel Oak station, offering London Overground services eastbound towards Barking and Stratford and westbound services towards Clapham Junction and Richmond. Belsize Park Underground Station is located 0.8 miles from the site, providing access to the Northern Line.

The site has a high Public Transport Accessibility Level (PTAL) rating of 4, ranked on a scale of 1 to 6, meaning it is very well located for public transport.

The wider area comprises of the two-storey Lamble Street estate that sits adjacent to the site, the four-five storey Kiln Place estate to the east, with the north of site characterised by Victorian houses.



# Planning

Although now lapsed, planning consent (2014/4270/P) was granted in April 2015 for the construction of a three-bedroom dwelling (1,117 sqft GIA), three storeys in height. The approved plans include a small front garden and roof terrace. An Arboricultural Report, Ecological assessment and a Daylight/Shadow Report are available online, submitted

alongside the Design and Access Statement for the lapsed consent.

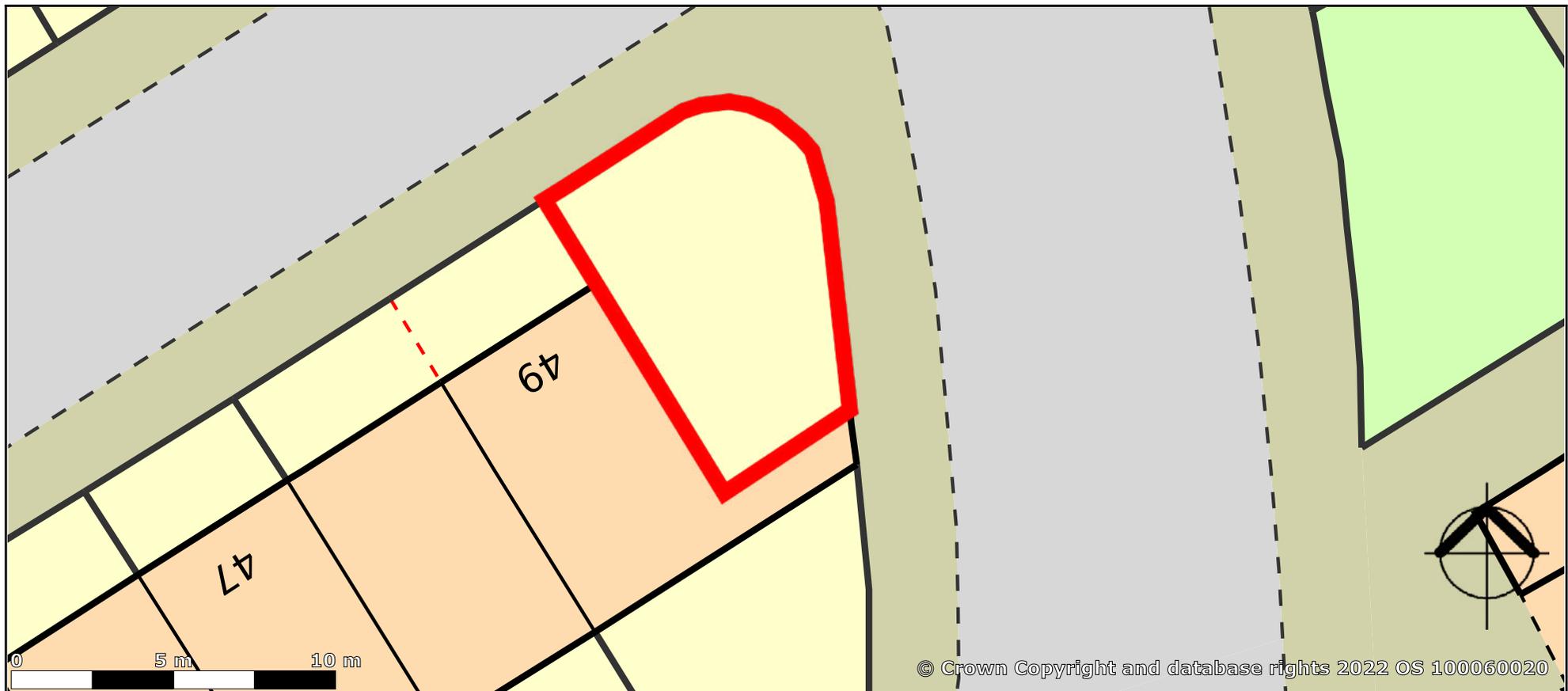
A planning application (2022/4017/P) was submitted on 13 October 2022 for a two-storey dwelling house with an extensive roof-top terrace. This planning permission was submitted by a third-party applicant,

who is unrelated to LB Camden with no land interest in the property. Determination of this application is awaited.

The planning documents, including Design and Access Statements, for both applications can be downloaded from LB Camden's Planning Portal, using the application

reference numbers provided above. The links to the planning documents are included in the Further Information section of this brochure.

The site is not listed and does not form part of a Conservation Area designation. The site does fall within the Designated Views from Parliament Hill.



created on **edozo**

Plotted Scale - 1:200

*This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract*

# Sales Process

## Tenure

The London Borough of Camden owns the freehold interest of the land and the site is registered under the wider freehold title number NGLL111600. A copy of the Report on Title is provided by LSH alongside this brochure.

## VAT

We understand that the property is not elected for VAT.

## Further Information

Additional information is available, comprising:

1. Report on Title, Registered Title and Title Plan;
2. Planning application information for the **lapsed consent** and the **current application pending determination**.

## Method of Sale

The freehold interest in the property is offered for sale by informal tender. Bids are to be received by **12pm on Wednesday 21 December 2022**. Bids are required to be submitted via the Bid Submission Template that has been provided alongside this brochure.

## Deposit

A deposit equivalent to 10% of the purchase price is payable by the Purchaser to the Vendor at exchange of contracts. The remaining 90% of the balance is payable on completion.

## Administration Fee

In addition to the purchase price, an Administration Fee levied by the London Borough of Camden will also be payable at 2.0% of the purchase price on completion. Apart from the above Administration Fee, each party is responsible for their own costs incurred in the transaction.

## Basis of Offer

Offers are invited to acquire the freehold interest with vacant possession on an unconditional basis. The Vendor will not consider a conditional offer.

LB Camden expects the buyer to use best endeavours to secure planning permission within 12 months of purchasing the site, and then develop the land in accordance with the permission within 2 years of securing planning.

## Transaction Timetable

LB Camden expects exchange of contracts to take place within 30 days of the Bid being accepted, and completion to take place 30 days thereafter.

## Clawback Provision

If the Purchaser disposes of the whole property in the absence of an implemented planning permission, then the Vendor will be entitled to a share of any increase in land value over and above the purchase price. This provision will form part of the sale contract and will be registered against the title to the property.

## Bidding procedure

Parties looking to purchase the site must submit their bid via the Bid Submission Template document, which is provided alongside this brochure. A covering letter may also be supplied.

Bidders should complete and email the Bid Submission Template to Mark Wilkinson (mwilkinson@lsh.co.uk) and Rachel Shand (rshand@lsh.co.uk) at Lambert Smith Hampton.

There are two plots available. Plot 1 is the land adjacent to 49 Lamble Street, NW5 4AS (0.017 acres). Plot 2 is the land adjacent to 12 Barrington Court, NW5 4AN (0.021 acres). A separate brochure is available for Plot 2. Bids are welcomed on both Plots 1 and 2. However offers from the same bidder will only be accepted on one of the sites. Individual Bid Submission Templates should be completed for each site.

Bids are to be received by:  
**12pm on Wednesday 21 December 2022.**

All offers are subject to contract.

Offers received will be assessed against prescribed Evaluation Criteria. The criteria consider a number of factors including the level of the financial offer, any conditionality, and the bidder's availability and proof of funding, amongst other considerations. This evaluation process will determine who the Council selects as the preferred purchaser. LB Camden is not bound to accept the highest or any offer and reserves the right to enter into negotiation with any party.

## Viewings

Interested parties are invited to view the site externally on an unaccompanied basis.

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Hampton



For more information please contact:

**Mark Wilkinson**  
mwilkinson@lsh.co.uk  
M: 077 9947 8831

**Rachel Shand**  
rshand@lsh.co.uk  
M: 075 1036 8148

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