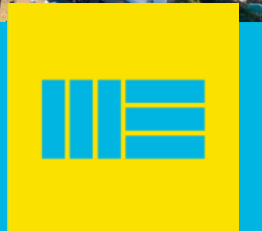




LAND AT HEATHER CLOSE AND STAINTON ROAD, HITHER GREEN, LONDON, SE13 6UQ
FREEHOLD DEVELOPMENT OPPORTUNITY LOCATED IN CLOSE PROXIMITY TO HITHER GREEN STATION



OPPORTUNITY SUMMARY

WELL-LOCATED DEVELOPMENT OPPORTUNITY IN SOUTHEAST LONDON CLOSE TO HITHER GREEN STATION (ZONE 3)

- Two freehold sites extending to a total of **1.87 acres (0.76 hectares)**.
- The larger Heather Close site extends to approximately **1.51 acres (0.61 hectares)** and comprises a former sterile services facility.
- The Heather Close site has been vacant for 12 years and has been identified as **surplus estate** by Lewisham & Greenwich NHS Trust.
- The Stainton Road site extends to approximately **0.36 acres (0.15 hectares)** and offers potential to support a wider redevelopment strategy through landscaping, open space and biodiversity enhancement.
- Potential for a **range of alternative uses**, including residential (S.T.P.P).
- Architectural capacity study prepared by BPTW demonstrates **capacity for 90 apartments** across two buildings of 4-6 storeys, together with an **alternative housing-led option comprising 30 houses** on the Heather Close site.
- Located within an established residential area in southeast London, approximately a **7-minutes walk from Hither Green Station (Fare Zone 3)**.
- For sale via informal tender with both **Unconditional and Subject to Planning** offers invited, with a preference for Unconditional proposals.
- **Guide price: Offers in excess of £3,000,000**



SITE DESCRIPTION

EXISTING SITE

The site comprises two freehold parcels of land extending to approximately 1.87 acres (0.76 hectares) in total, situated within the established residential suburb of Hither Green in the London Borough of Lewisham. Whilst not physically connected, the parcels are in immediate proximity, located only 50 metres apart.

HEATHER CLOSE

The larger site at Heather Close extends to approximately 1.51 acres (0.61 hectares) and comprises a vacant former sterile services facility extending to c. extending to circa 15,382 sq. ft. (1,429 sq. m.) together with associated hardstanding, servicing areas and mature landscaping. The site has been vacant for 12 years and has been identified by Lewisham & Greenwich NHS Trust as surplus to operational requirements. Access to the Heather Close site is available via Oakwood Close to the east.

STANTON ROAD

The secondary parcel at Stanton Road extends to approximately 0.36 acres (0.15 hectares) and is located a short distance to the west. Whilst direct development potential may be constrained, the land may provide opportunities for landscaping, biodiversity enhancement, open space or other ancillary uses to support a wider redevelopment strategy.

LEGAL

The sites are held under a single freehold title (Title No. TGL80327) within the ownership of Lewisham & Greenwich NHS Trust. The title documents and a Report on Title are included within the data room and purchasers are recommended to carry out their own due diligence.

TECHNICAL

A data room has been prepared which includes legal, technical and planning documents. Access to the data room is available upon request.



THE SITE

HEATHER CLOSE



STANTON ROAD



LOCAL AREA

LOCATION

Hither Green is an established and highly regarded residential location within the London Borough of Lewisham, situated approximately six miles south-east of Central London. Popular with both families and professionals, the area benefits from an attractive residential environment, with strong transport connectivity, strong choice of local primary schools and access to a wide range of local amenities.

The Site is located within approximately seven minutes' walk of Hither Green Station, providing direct services to London Bridge, Cannon Street, Waterloo East and Charing Cross. The surrounding area is characterised by a mixture of traditional housing, modern residential developments and extensive public open space, including nearby Mountsfield Park. The Site forms part of the former Hither Green Hospital estate, the majority of which has already been successfully redeveloped as Meridian South, a substantial residential-led scheme delivered by Bellway providing approximately 440 new homes. This provides strong evidence for residential appeal and demand within the locality.

Lewisham town centre is located approximately two miles north of the Site and is the focus of significant planned investment. Landsec's proposals for the redevelopment of Lewisham Shopping Centre include 1,744 homes, 661 student beds and 445 co-living homes. The proposals have the potential to strengthen the town centre's residential, retail and leisure offer, supporting the continued regeneration and long-term appeal of the wider area.

The Site presents a rare opportunity to deliver new homes within a supply-constrained South East London location where development opportunities of this scale are increasingly limited.

LOCAL AMENITIES

The Site benefits from access to a range of local amenities including convenience retail, leisure facilities and primary schools. Mountsfield Park is located immediately to the west and provides extensive public open space, whilst Hither Green town centre and the wider Lewisham area offer an extensive range of shopping, leisure and employment opportunities.



LOCAL AREA



-  The Site
-  Local Station
-  Parks
-  Retail Centre
-  Food Store
-  Schools
-  Gym

LOCAL AREA - HITHER GREEN



WHY HITHER GREEN?

A connected, established South East London location.

7 MINS

WALK TO HITHER
GREEN STATION

ZONE 3

TRAVELCARD
ZONE

12 MINS

TO LONDON
BRIDGE STATION

**MOUNTSFIELD
PARK**

IMMEDIATELY TO
THE WEST

LOCAL SCHOOLS

SCHOOL	TYPE	DISTANCE FROM SITE	LATEST OFSTED
Brindishe Green School	Primary	0.3 miles	Good
Brindishe Manor School	Primary	0.5 miles	Outstanding
St Margaret's Lee CofE Primary School	Primary	0.7 miles	Outstanding
Trinity CofE School, Lewisham	Secondary	1.4 miles	Strong Overall Effectiveness
St Matthews Academy	Secondary	1.8 miles	Outstanding

*Distances are approximate. Ofsted outcomes are the latest published at the date of these particulars.



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RESIDENTIAL
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TRANSPORT CONNECTIVITY

BY RAIL

National Rail services are available at Hither Green Station, located c.7-minutes walk east of the Site. Hither Green Station provides direct access to key London terminals such as London Bridge, Cannon Street, Waterloo East, and Charing Cross. Furthermore, there are also direct connections to a number of commuter destinations in South East London and Kent.

Hither Green Station is located in London Fare Zone 3 and is currently undergoing a £28 million investment to provide step free access across six platforms. This is scheduled for completion in Autumn 2027.

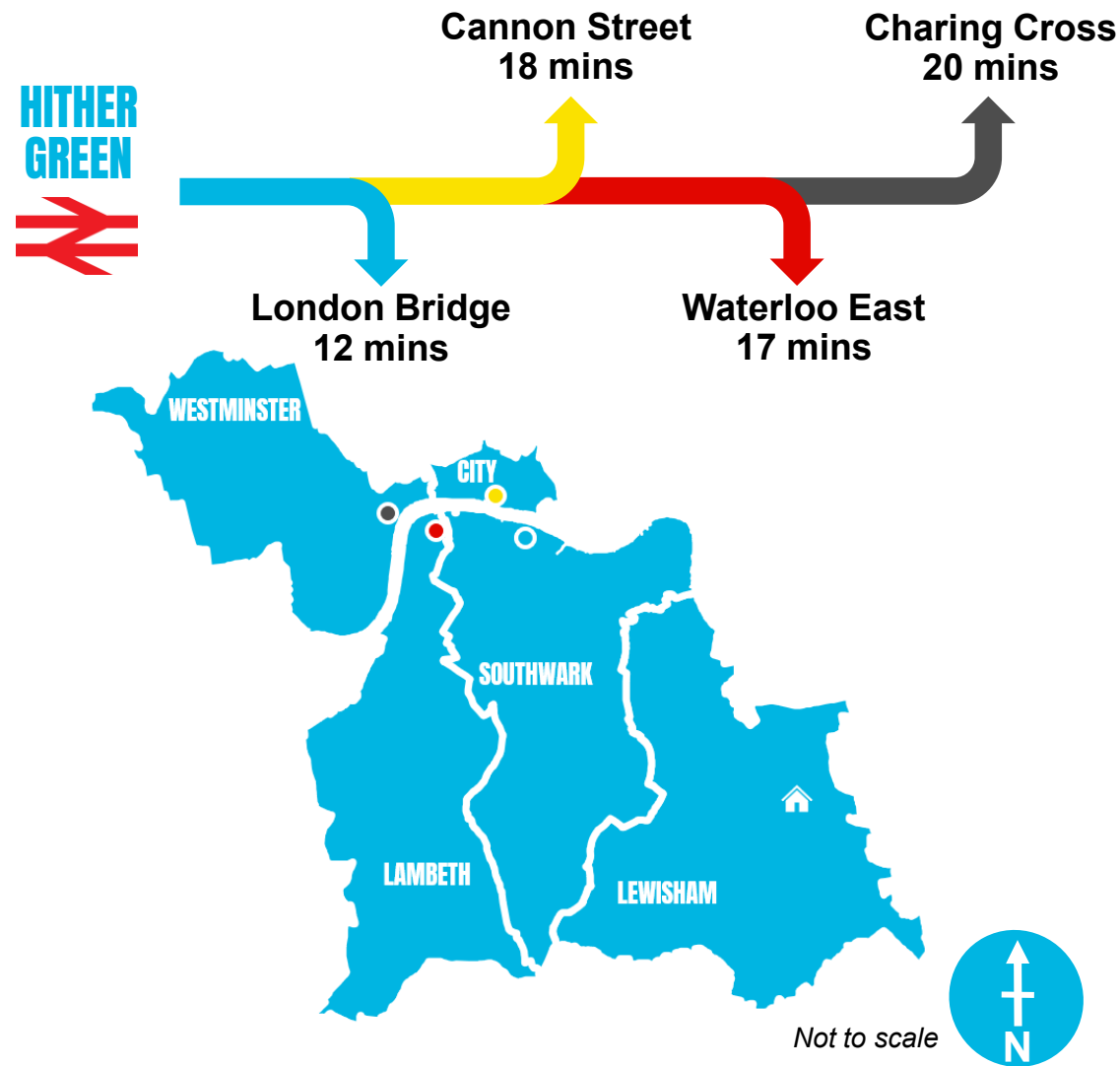
BY ROAD

Hither Green also benefits from excellent road connectivity. The South Circular Road is situated just 0.3 miles to the south, providing convenient access across London. The A20 is situated a further 1 mile east, which provides efficient access to the M25 and national motorway network thereafter.

BY AIR

London City Airport is located 7 miles to the north, circa 20-30 minutes by car, and provides access to a range of domestic and European destinations. London Heathrow Airport is situated 25 miles to the west, and Gatwick airport approximately 25 miles to the south. Both airports are accessible via public transport and provide a wide range of domestic and international flights.

KEY COMMUTER CONNECTIONS



PLANNING SUMMARY

A planning appraisal has been prepared by the Montagu Evans planning team which is included within the data room. A summary can be found below.

PLANNING CONTEXT

The Sites are located within the LB Lewisham, with the adopted development plan comprising the Lewisham Local Plan (adopted 2025) and the London Plan (2021). An emerging London Plan is currently undergoing public consultation.

The Heather Close site has been vacant since 2014, but was most recently used as light industrial, either Use Class E(g) or B2. Positive pre-application engagement regarding redevelopment to residential was held in 2018, and more recently in early October 2026 with the Council suggesting support for residential use on the site. In the recent ‘in principles’ pre-application meeting, the Council suggested strong policy support for residential on the site.

In the Government’s 2025 Housing Delivery Test, published in August 2026, LB Lewisham was meeting only 65% of the target, meaning a presumption in favour of development is engaged.

DEVELOPMENT POTENTIAL

The Heather Close site represents the principal development opportunity and offers the potential to deliver a high-quality residential-led scheme on previously developed brownfield land. The Site benefits from an established residential context and provides the opportunity to optimise the use of underutilised land within a sustainable and accessible location.

Development proposals will need to respond appropriately to the site's arboricultural constraints, particularly the retention of a number of mature Category A trees which contribute positively to the character of the site.

The adjoining Stainton Road site provides additional flexibility within the wider opportunity. Whilst direct development potential may be constrained by mature trees and utilities infrastructure, the site offers valuable potential for landscaping, biodiversity net gain, amenity provision and open space to support the wider redevelopment strategy.

BPTW CONSTRAINTS PLAN - HEATHER CLOSE SITE



Key

- Site Boundary
- Primary Site Access
- Existing Buildings
- Existing Buildings on Site
- Existing Structures / Tank on Site
- Grass
- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Existing Sub-Station

RESIDENTIAL FEASIBILITY

RESIDENTIAL CAPACITY STUDY

Lewisham & Greenwich NHS Trust has commissioned BPTW to undertake an architectural capacity study to explore the potential redevelopment opportunities available at Heather Close.

The study demonstrates the potential for a high-quality residential-led development comprising approximately 90 apartments arranged across two buildings ranging from four to six storeys in height. The proposals retain the site's most significant mature trees and create a substantial central landscaped amenity space.

An alternative option has been prepared to show an alternative housing layout on the site, which shows a scheme of 30 three-bedroom terraced houses whilst retaining the two significant trees at the entrance to the site.

The capacity study has been prepared to demonstrate potential only. Purchasers may wish to pursue alternative design solutions, densities, tenure mixes or development typologies, subject to obtaining all necessary consents.



APARTMENT OPTION

TYPE	UNITS
1 bed	45
2 bed	33
3 bed	12
TOTAL	90
Parking Spaces	6
Building Heights	4-6 storeys



HOUSING OPTION

TYPE	UNITS
3 bed	30
TOTAL	30
Parking Spaces	33 (30 allocated, 3 visitor)
Building Heights	3 storeys

RESIDENTIAL FEASIBILITY - APARTMENT OPTION



BPTW APARTMENT SCHEME - ARRIVAL FROM OAKWOOD CLOSE

APARTMENT SCHEME KEY INFORMATION	
UNITS	AMOUNT
1 bed	45
2 bed	33
3 bed	12
Total NSA (sq. ft.)	61,534
TOTAL HOMES	90
Total GIA (sq. ft.)	80,219
N:G Efficiency	77%
Blocks	2
Building Heights	4-6 storeys
Parking Spaces	6

RESIDENTIAL FEASIBILITY - HOUSING OPTION



BPTW HOUSING SCHEME - AERIAL VIEW

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FURTHER INFORMATION

TENURE

This freehold of the site for sale is registered under Title No. TGL80327.

VAT

The property has not been elected for VAT.

EPC

The Property has an EPC Rating of C. A copy of the EPC is available on the data room.

VIEWINGS

Accompanied viewings will be conducted by the vendor's sole agent Montagu Evans on selected dates. For details on viewing arrangements please contact one of the marketing team.

DATA ROOM

Access to the data room can be found here: [Data Room Link](#)

METHOD OF SALE

The site will be sold by way of informal tender with a bid deadline of **12 noon Tuesday 17th November 2026**.

We are seeking both Subject to Planning and Unconditional offers, with a preference for Unconditional proposals.

Our client reserves the right not to accept the highest or any offer received.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, the purchaser and any beneficial owner will be required to present two forms of identification. Evidence/proof of the source of funds being relied upon to complete the transaction will also be required.



ENQUIRIES AND VIEWING ARRANGEMENTS

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT:

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