

19 - 25 ROTHERHITHE NEW ROAD

SOUTHWARK SE16 2AE

**FREEHOLD DEVELOPMENT OPPORTUNITY
FOR SALE**



KINGSBURY

SUMMARY

Vacant cleared site extending to circa 0.15 acres.

Historic resolution to grant planning permission for 12-storey building and recent positive pre-app with the council regarding a 15-storey PBSA scheme.

Potential for variety of uses including PBSA, residential or co-living.

Located in Southwark, within walking distance of Surrey Quays station.

Offers invited in the region of £3,000,000 with offers considered on a unconditional and conditional basis.



CGI - Historic Planning



CGI - Historic Planning



DESCRIPTION

The existing property comprises a vacant cleared site of approximately 0.15 acres.

Previously occupied by a hand car wash and a single-storey retail unit, the buildings were demolished and site cleared in 2025 in readiness for future development.

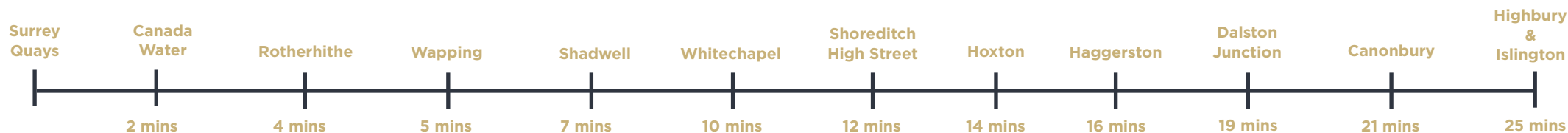
BOTH VEHICULAR AND PEDESTRIAN ACCESS TO THE SITE CAN CURRENTLY BE TAKEN VIA EITHER ROTHERHITHE NEW ROAD OR ST HELENA ROAD.

LOCATION

THE PROPERTY OCCUPIES A PROMINENT POSITION ON THE CORNER OF ROTHERHITHE NEW ROAD (A2208) AND ST HELENA ROAD WITHIN SURREY QUAYS.

The immediate area comprises predominately residential uses with Southwark Park within walking distance of the site providing 63 acres of green open space.

Surrey Quays underground station is approximately 400m from the site providing London Overground services.



PLANNING & DEVELOPMENT POTENTIAL

The site is located in the London Borough of Southwark within the 'Core Action Area' in Canada Water's Area Action Plan.

A resolution to grant planning permission was approved at Committee in February 2022, subject to the completion of a S106 agreement, under reference 19/AP/4455. The scheme was for the demolition of the existing buildings and construction of 12 storey building comprising ground floor commercial and 48 residential units above. Despite the resolution, the S106 Agreement was not completed due to the GLA raising a policy matter relating to the relocation of a former Tenant. The applicant and Local Authority did not agree a position with the GLA within the required post-resolution timeframe, resulting in the refusal of the application. The Tenant has subsequently vacated the property and all existing buildings on the site have been demolished.

A pre-application meeting was held with Southwark council in September 2025 which proposed a 15-storey Purpose-Built Student Accommodation (PBSA) with feedback from the council which supported the overarching principle of high-density, residential-led redevelopment on this site. While the formal written response was specifically tailored to a PBSA scheme at the applicant's request, the meeting itself comprehensively explored alternative residential models. The council indicated support for the principle of co-living on the site, subject to a future scheme demonstrating compliance with Southwark Plan Policy P6. Further details of the pre-app including the written feedback and historic planning application are available upon request.

GIVEN THE PLANNING HISTORY AND RECENT PRE-APP FEEDBACK, AN OPPORTUNITY EXISTS TO REDEVELOP THE SITE WITH A HIGH-DENSITY SCHEME OF CIRCA 13-STOREYS PROVIDING RESIDENTIAL USES, EITHER C3, CO-LIVING OR STUDENT USE, SUBJECT TO PLANNING CONSENT.



PROPOSED PRE-APP SCHEME

19-25

ROTHERHITHE NEW ROAD

[Summary](#) [Description & Location](#) [Planning](#) [Contact](#)

CONTACT

TENURE

The property is to be sold freehold with vacant possession.

VAT

We understand the property is not elected for VAT.

TERMS

Offers invited in the region of £3,000,000 with offers considered on a unconditional and conditional basis.

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide identification documents. The required documents will be confirmed and requested from the successful purchaser at the point of offer acceptance.

ADDITIONAL INFORMATION

Further information including planning documents are available within upon request.

CONTACT

To discuss any aspect of the property of disposal process, please contact the sellers sole agents:

JORDAN OLDFIELD

07736 177891

jordan.oldfield@kingsbury.co.uk

CHARLIE COOKE

07753 130491

charlie.cooke@kingsbury.co.uk



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