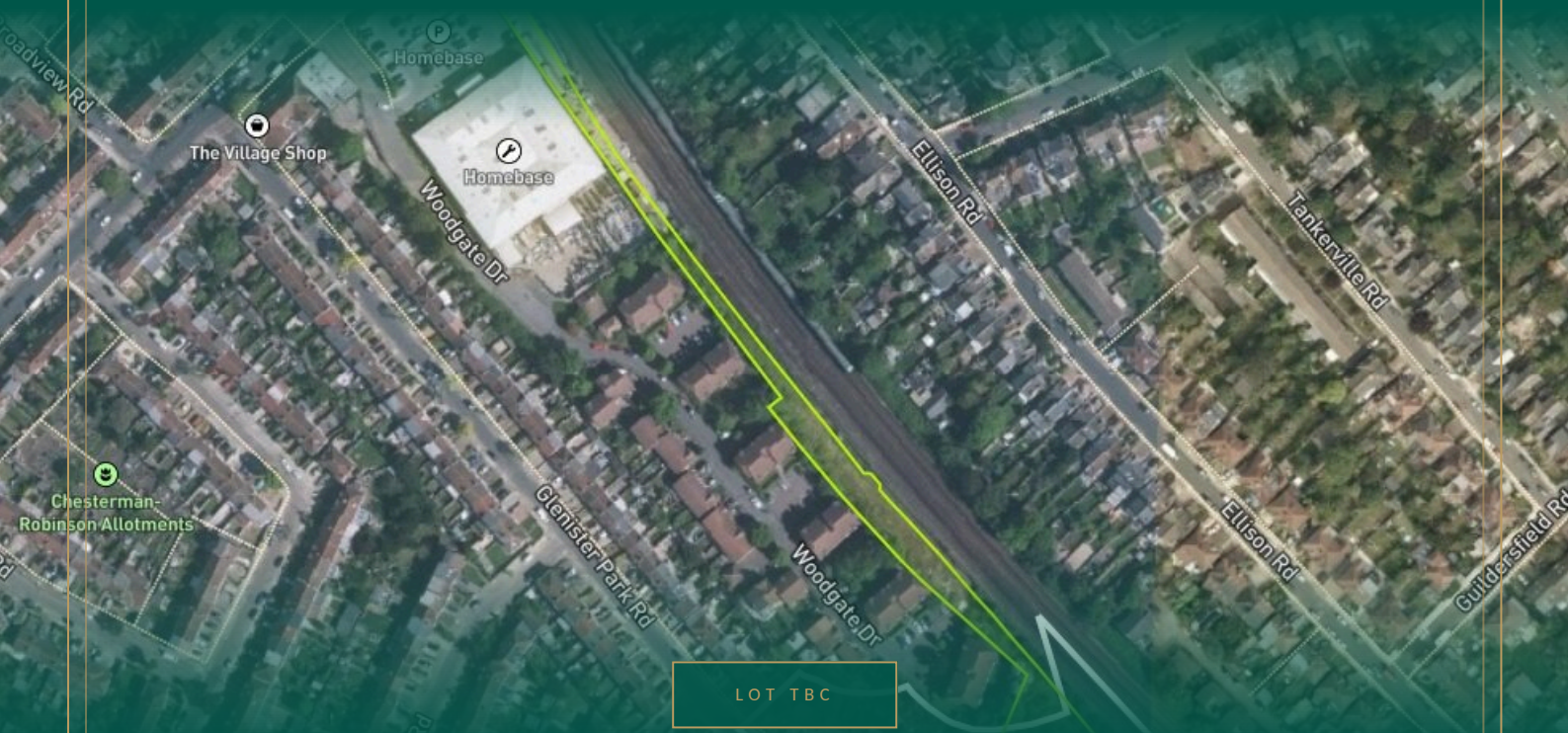


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PALACE AUCTIONS

LONDON



LOT TBC

Land at Woodgate Drive

STREATHAM VALE · LONDON SW16

Approximately 2.3 acres of freehold land next to the former Homebase site, where Barratt London is building up to 237 homes

GUIDE PRICE*

£300,000

*Plus buyer's premium of 2%. See Important Notices.

AUCTION

Wednesday 28 October 2026

Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE OPPORTUNITY

Land beside a major new scheme

A freehold strip of approximately 2.3 acres alongside the railway in Streatham Vale, next to the former Homebase site, now being developed by Barratt London.

2.3	9,354	Freehold	237	£300k
ACRES (APPROX.)	SQ M (APPROX.)	LAMBETH SW16	HOMES NEXT DOOR	GUIDE PRICE

The land

The land is a long strip running alongside the railway line, south from the former Homebase site towards Glenister Park Road, behind the houses on Woodgate Drive. It is partly wooded. The site area and description are based on information from the seller and the title; the auctioneers have not yet inspected the land.

Next door

The neighbouring former Homebase site at 100 Woodgate Drive has planning permission, granted in 2024, for up to 237 homes in buildings up to 14 storeys, with a GP surgery and a cycle hub. Barratt London bought the site in January 2026 and is now developing it.

Development potential

No planning permission is in place. The vendor is progressing an updated pre-application proposal. Subject to planning, the land could interest developers, neighbouring landowners seeking access, amenity space or biodiversity net gain, and investors holding land in an area of major new housing.

LOCATION

Streatham Vale, Lambeth

A residential part of the London Borough of Lambeth, with local shops, schools and parks, including Streatham Common, close by.

CONNECTIONS

Streatham Common	Road
Station close by. Direct trains to Victoria and London Bridge.	Close to the A23.
Buses	Green space
Several routes nearby.	Streatham Common.

Buyers should check distances and journey times for themselves.

Key checks. Access, the railway boundary, trees and ecology. The auctioneers have not inspected the land.

THE SITE

The site from above



Aerial view. The site is outlined in green. The image pre-dates the redevelopment of the former Homebase site.



Massing sketch, for illustration only



The land

Images are for identification only and are not to scale. The boundary shown is indicative. Buyers must rely on the title plan in the legal pack.

SALE DETAILS

Buying this lot

AT A GLANCE

Lot TBC

ADDRESS	Land to the south of the former Homebase site, Woodgate Drive, Streatham Vale, London SW16
PROPERTY	Freehold land with development potential, subject to planning
SITE AREA	Approximately 2.3 acres (9,354 sq m)
GUIDE PRICE	£300,000*
AUCTION	Wednesday 28 October 2026
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	Public auction: in the room and online. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	As set out in the Special Conditions of Sale

LEGAL & FEES

Before you bid

TENURE	Freehold
NEIGHBOUR	Former Homebase site: Barratt London, up to 237 homes
CURRENT USE	Undeveloped, partly wooded land beside the railway
LOCAL AUTHORITY	London Borough of Lambeth
PLANNING	No planning permission. Vendor progressing an updated pre-application proposal.
BUYER'S PREMIUM	2% of the purchase price, payable on exchange
LEGAL PACK	Available on request
VIEWINGS	By arrangement with the auctioneers, at your own risk

How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid, and bidder security is needed when you register.
- 3 Read the legal pack,** the Special Conditions and any addendum, and take advice from a solicitor and a planning adviser, including on access.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the date in the contract.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. The reserve will normally be within the guide range or no more than 10% above a single-figure guide. Both the guide and the reserve may change up to the day of the auction.

Not inspected. The auctioneers have not inspected the land. The site area and description are based on information provided by the seller and the title. Buyers must inspect the land and satisfy themselves on all matters before bidding.

Planning. No planning permission is in place. Details of the vendor's pre-application proposal will be in the legal pack; it is not a planning consent. All development potential is subject to planning permission from Lambeth Council, and buyers must make their own enquiries.

Neighbouring development. Information about the former Homebase site is taken from public sources and is given for context only. Palace Auctions has no connection with that scheme or its owners.

Access, railway and ecology. Buyers must check the access to the land and any rights of way in the legal pack. The land is next to a live railway line and is partly wooded. Buyers should take advice on railway constraints, trees and ecology.

Site area. The site area is approximate and subject to measured survey. Buyers must rely on the title plan in the legal pack.

Fees and additional costs. Besides the purchase price, the buyer must pay a buyer's premium of 2% of the purchase price on exchange. Buyers should also budget for Stamp Duty Land Tax, VAT if applicable, their own legal fees and any finance costs.

Particulars and AML. These particulars are a general guide only and do not form part of any offer or contract. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions and any addendum. Palace Auctions must check the identity and source of funds of every bidder under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Why buy at Claridge's. Palace Auctions holds its traditional sales at Claridge's in Mayfair, one of London's most celebrated addresses. The auction is a transparent, competitive process in which the winning bid gives you an immediate, binding exchange of contracts.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS • LEGAL PACK • OFFERS

Edward Swindells

AUCTIONEER CONSULTANT, PALACE AUCTIONS LONDON

TEL 07971 033276

EMAIL edward@palaceauctions.comWEB palaceauctions.com