



Outline is guide only and not to scale

**61 GRAND DRIVE, RAYNES PARK
LONDON SW20 9DJ**

Offers in excess of £1,800,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8545 0591

www.csj.eu.com

developments@csj.eu.com



DESCRIPTION

**** UNFINISHED PROJECT - BUY AND IMMEDIATELY START ON SITE ****

Freehold development plot with planning granted, pre commencement conditions discharged and works commenced for a new build scheme comprising 8 apartments all for private sale - Approximate GDV £4,800,000 +

WORKS ALREADY COMPLETED (Approx £700,000 to date)

- Pre commencement conditions discharged
 - Existing buildings demolished
 - Services disconnected
 - Site cleared
 - Detailed design drawings prepared
 - Piling with guarantee
 - CIL Liability £145,000 PAID BY SELLER
 - 10 Year advantage warranty
-
- All supporting documents are available on request along with the relevant warranties from Architects, M&E engineer & structural engineer

LOCATION

The property is located in an affluent residential area close to Central Wimbledon, Kingston & New Malden

Nearest Stations:

Raynes Park BR Station 0.2 miles (South Western Rail)

Wimbledon Chase BR Station 0.8 miles (Thameslink)

South Wimbledon Tube 1.8 miles (Northern Line)

Wimbledon 1.6 miles (South Western, Thameslink, Tram Link & District Line)

Road Connections:

A3 - 0.6 miles

M25 - 8.5 miles



PLANNING

Planning was approved by Merton Council in August 2020 for the demolition of the existing dwelling house and the erection of the new three-story residential block with an additional basement level, creating 8 x self-contained flats under the planning reference of 19/P2613.

ACCOMMODATION

Proposed 8 apartments = 3 x one bed, 2 x two bed & 3 x three bedroom

Total proposed GIA 598 Sq m (6,436 sq ft)

TERMS

Offers in excess of £1,800,000 are invited for the freehold interest with vacant possession provided upon completion

Please be advised that subject to planning offers are not being considered

LEGALS

Each party are responsible for their own legal expenses

DATA ROOM

Further information and documents available in our data room - Access available on request

VIEWING

Contact

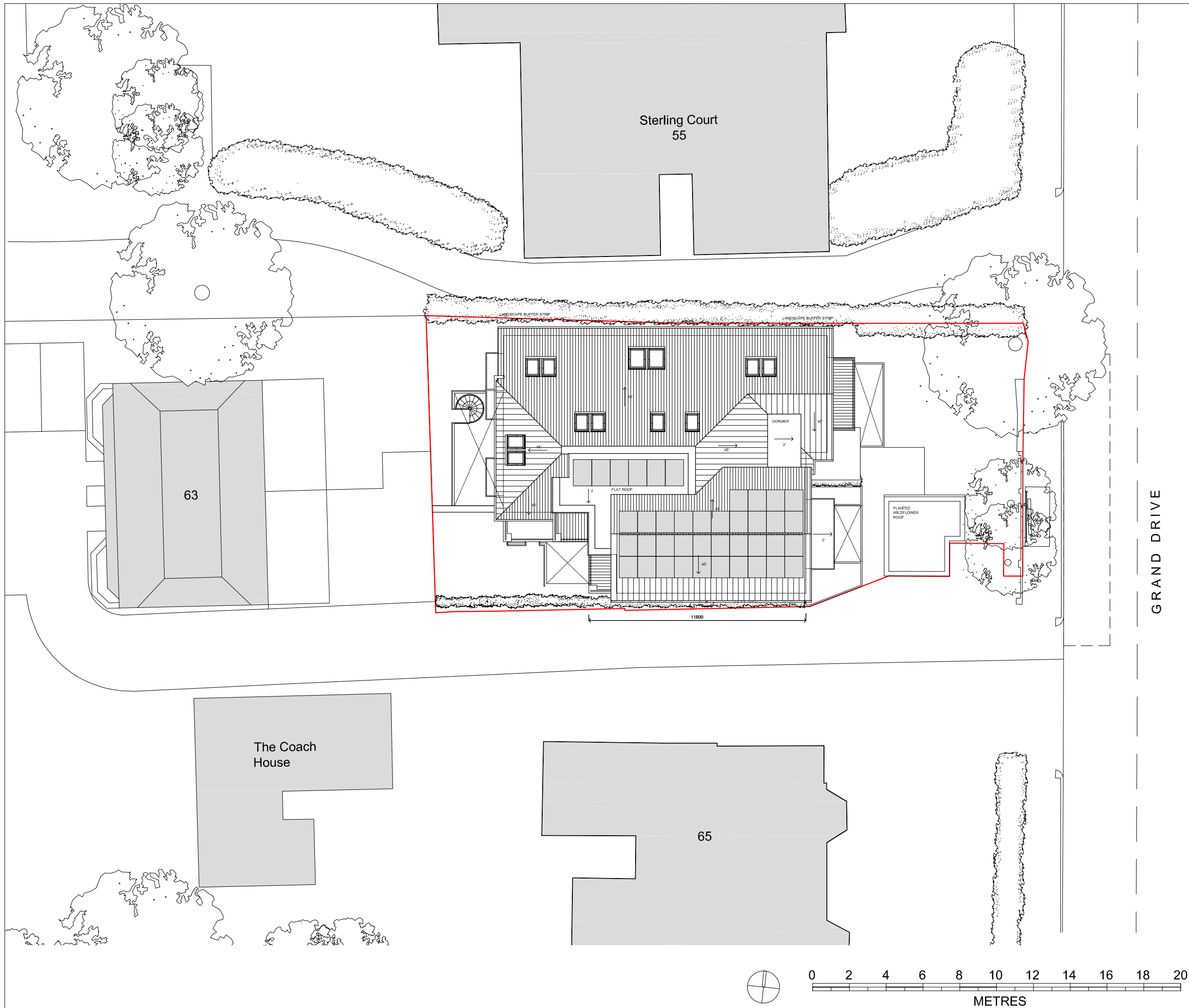
Christopher St James

020 8545 0591

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

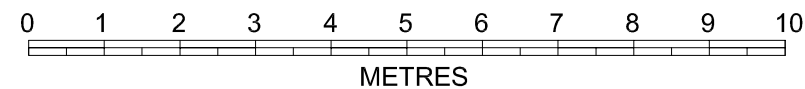
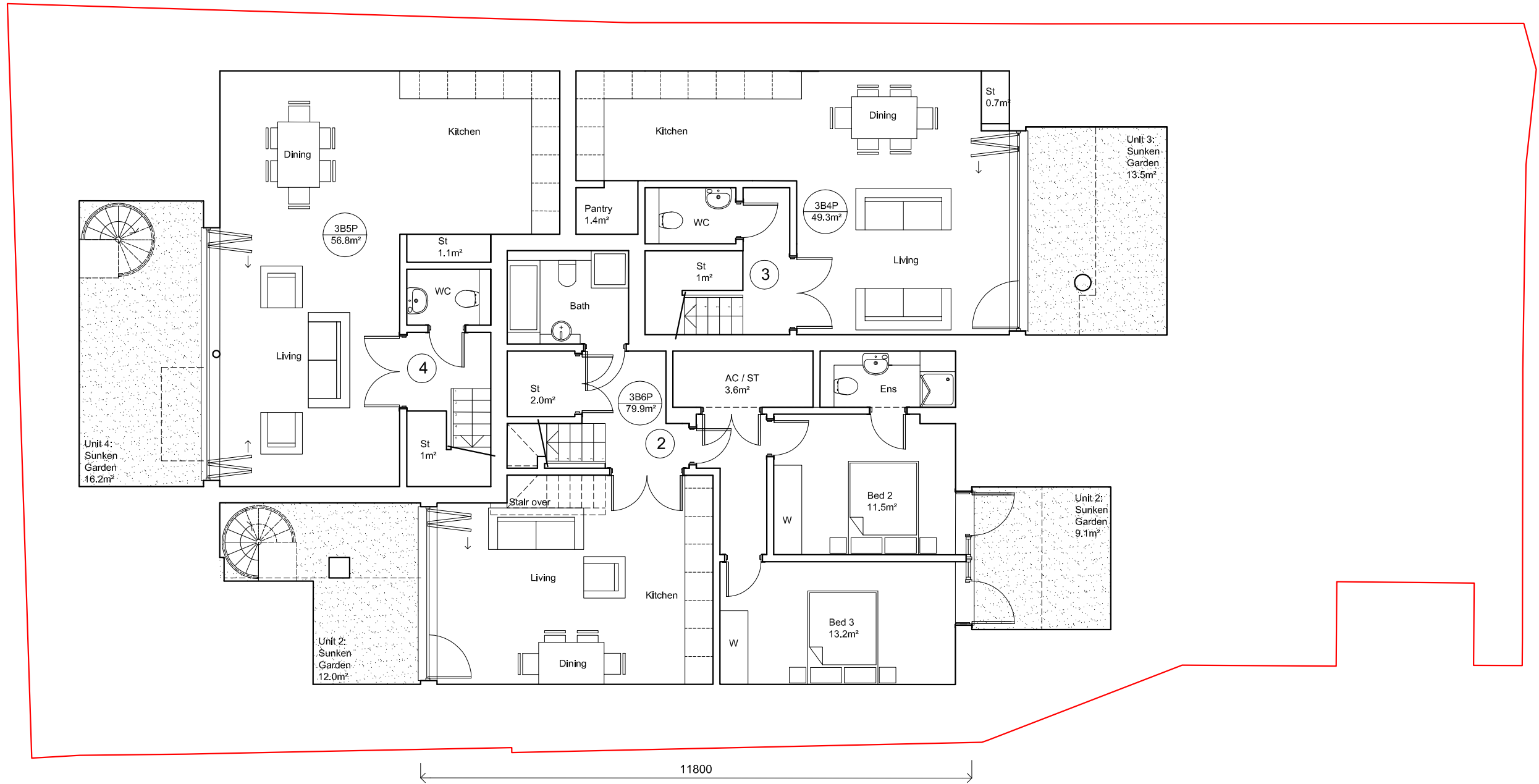


Notes:

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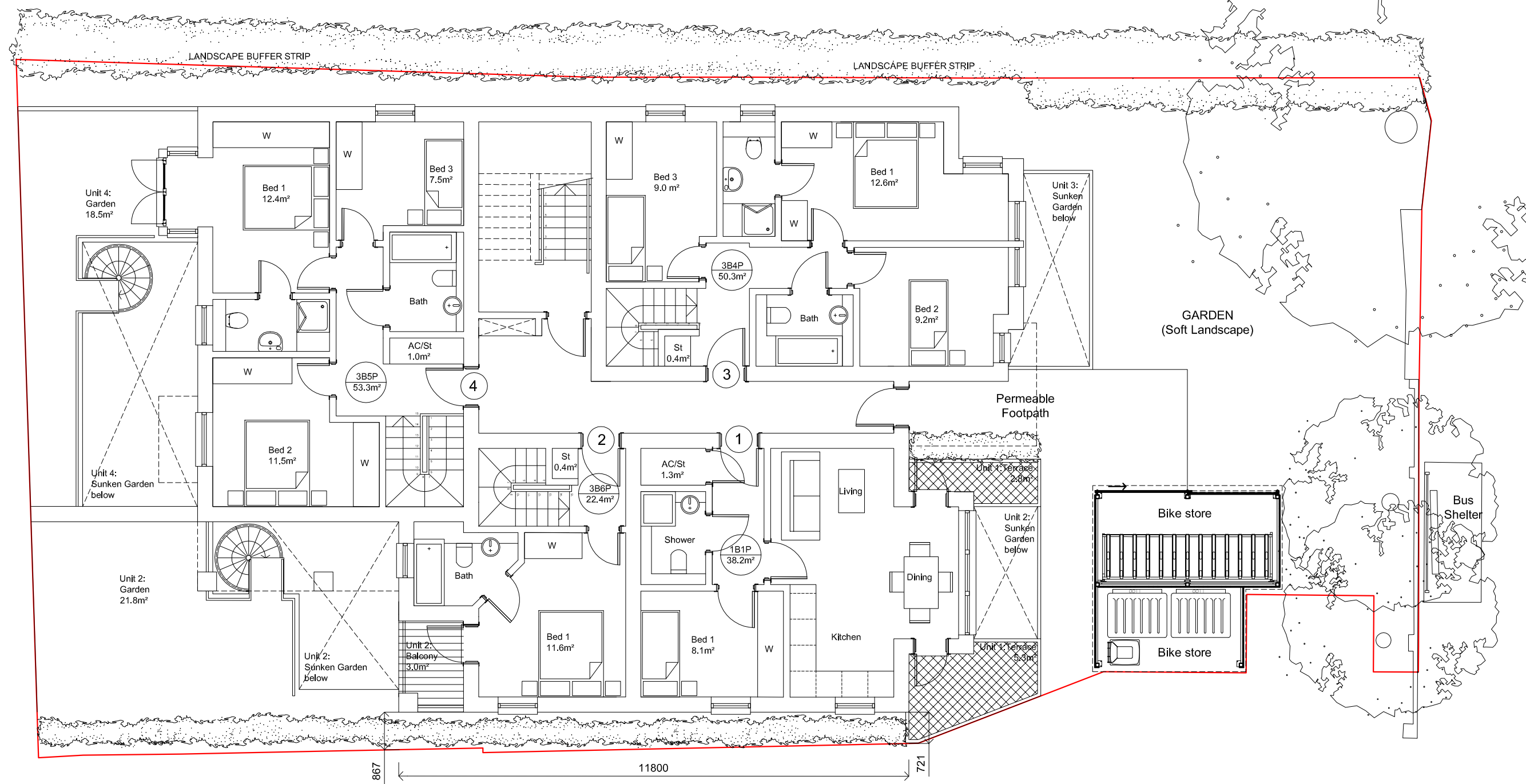
Richard Reid and associates <small>Whitley Farm, Ide Hill, Sevenoaks, Kent TN14 6BS T +44 (0)1732 741 417 E info@richardreid.co.uk F +44 (0)1732 740 569 W www.richardreid.co.uk</small>	Project Title 61 GRAND DRIVE, RAYNES PARK SW20 9DJ		PLANNING
	Drawing Title PROPOSED SITE PLAN		
SK - sketch PFP-preliminary planning PT - pre-tender T - tender C - construction PL - planning	PL	Scale Date Drawn Checked 1:200 at A3 24/06/2019 LH MB	
Client	Job No. (Category) Dwg No.	Revision	
CWSQ3	876 S.02	G	
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Notes:

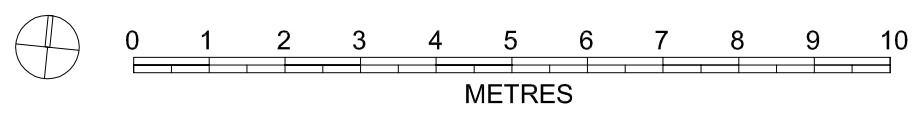


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	Drawing Title Proposed Lower Ground Floor Plan		
<small>SK - sketch PFP - preliminary planning PT - pre-tender T - tender C - construction PL - planning</small>	PL	Scale Date Drawn Checked 1:100 at A3 28/05/19 LH MB	
Client CWSQ3	Job No. (Category) Dwg No. Revision 876 PL.01 I	<small>This drawing is © Richard Reid and Associates Ltd. It is to be used for the project and site only. Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this drawing to ArchiTrack. This drawing shall be read in conjunction with associated specifications and related consultants documents.</small>	

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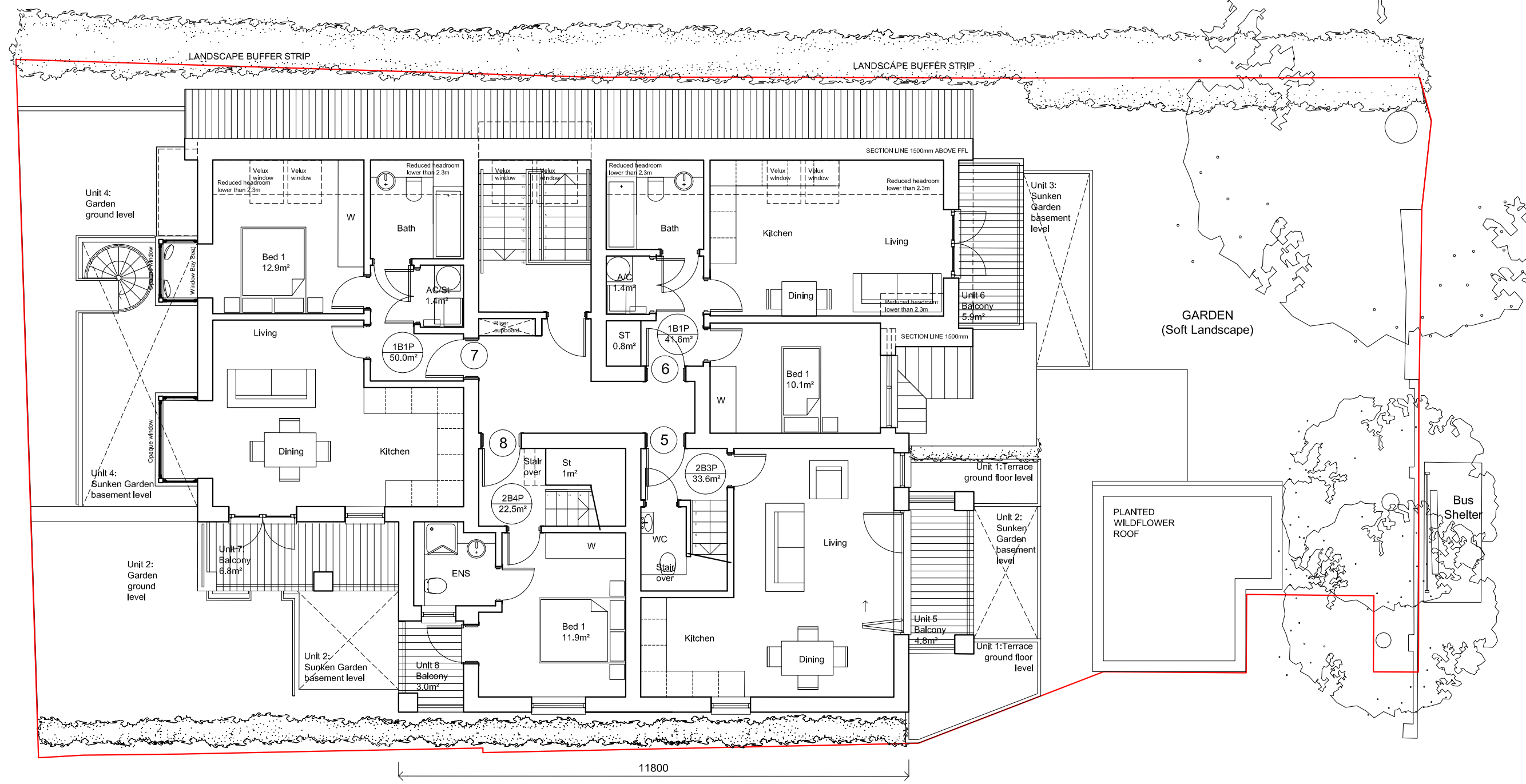


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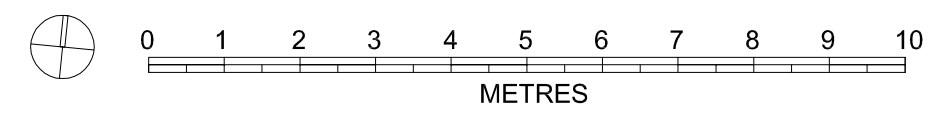


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	Drawing Title Proposed Ground Floor Plan		
SK - sketch P/P - preliminary planning PT - pre-tender T - tender C - construction PL - planning	PL	Scale Date Drawn Checked 1:100 at A3 28/05/19 LH MB	
Client CWSQ3	Job No. (Category) Dwg No. Revision 876 PL.02 L		
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Notes:



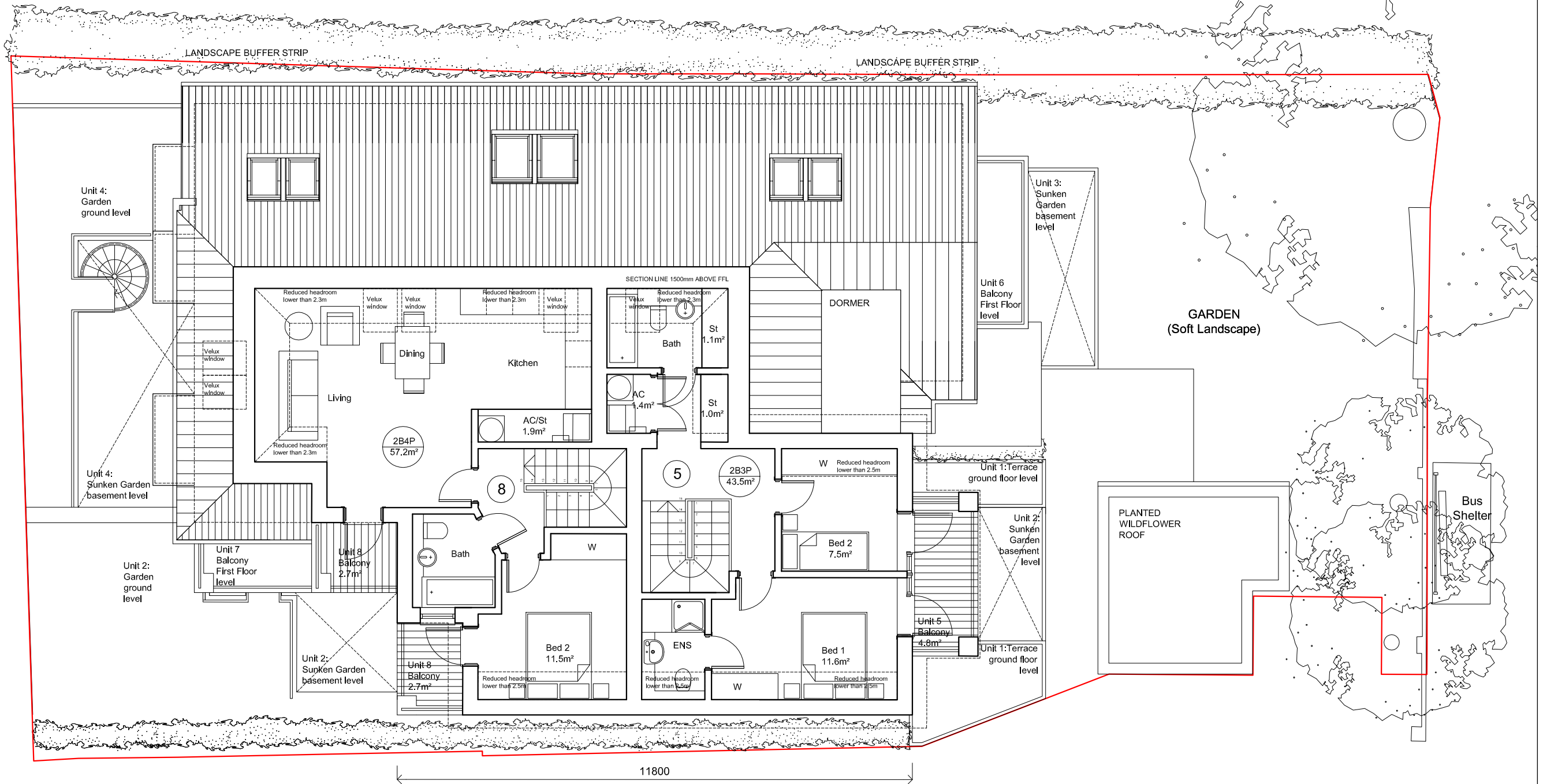
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	Drawing Title Proposed First Floor Plan				
SK - sketch PFP - preliminary planning PT - pre-tender T - tender C - construction PL - planning	PL	Scale 1:100 at A3	Date 28/05/19	Drawn LH	Checked MB
Client CWSQ3	Job No. 876	(Category) Dwg No. PL.03	Revision L		



PLANNING

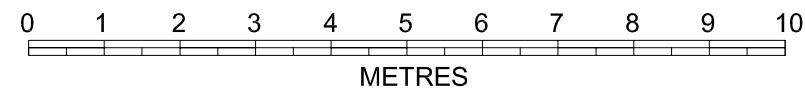
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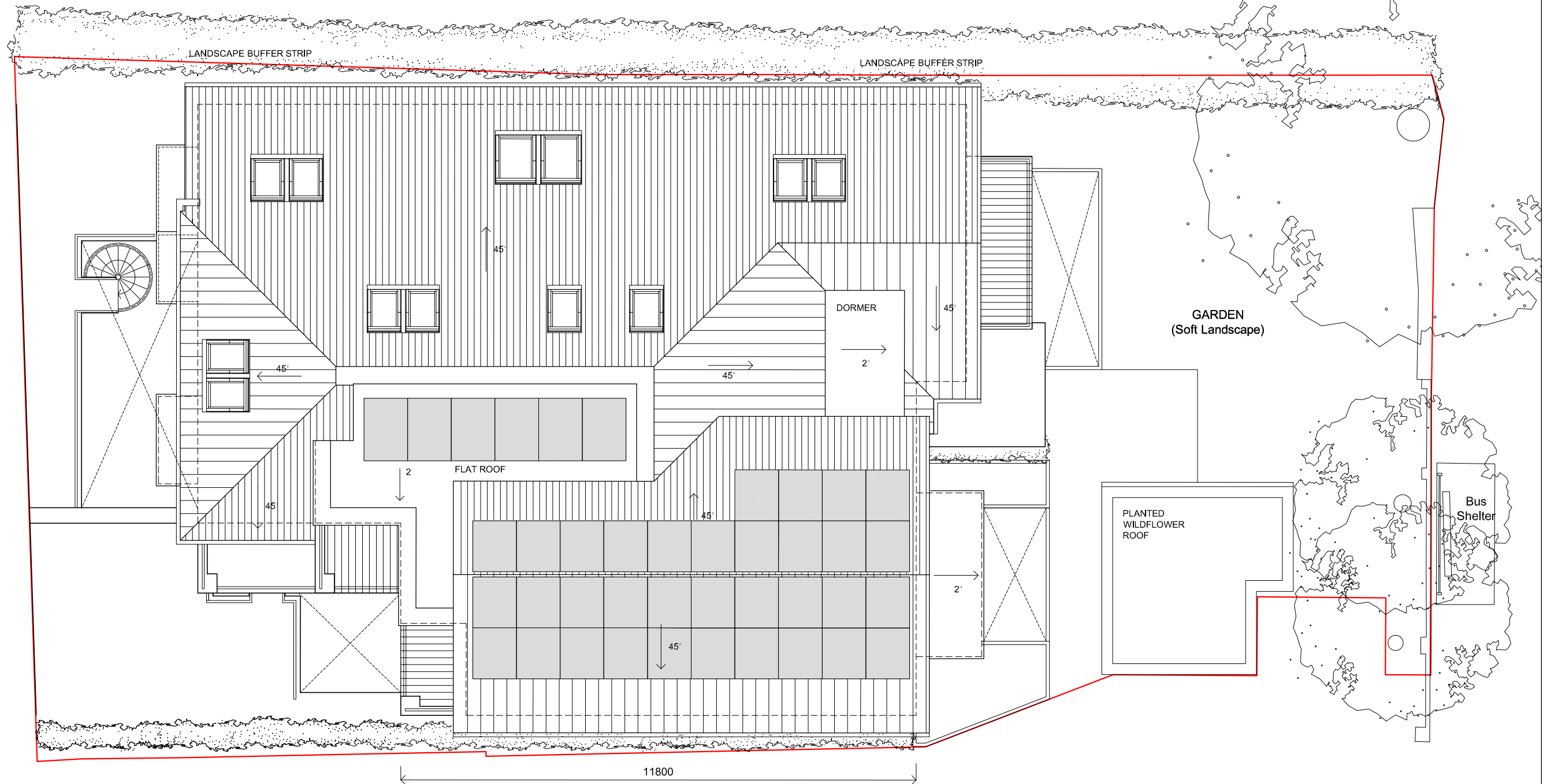
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	Drawing Title	Proposed Second Floor Plan		
SK - sketch P/P - preliminary planning PT - pre-tender T - tender C - construction PL - planning	Scale	Date	Drawn	Checked
Client	1:100 at A3	28/05/19	LH	MB
CWSQ3	Job No.	(Category) Dwg No.	Revision	
	876	PL.04	K	
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PLANNING



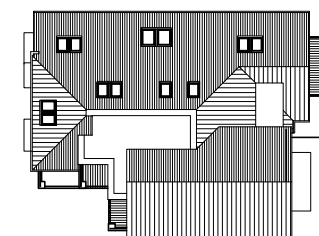
METRES

Notes:



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	Drawing Title Proposed Roof Plan		
SK - sketch PP - preliminary planning PT - pre-tender T - tender C - construction PL - planning	PL	Scale Date Drawn Checked 1:100 at A3 24/01/19 LH MB	
Client CWSQ3	Job No. (Category) Dwg No. Revision 876 PL.05 J	<small>This drawing is © Richard Reid and Associates Ltd. It is not ASK. Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this drawing to Architect. This drawing shall be used in conjunction with associated specifications and related consultant documents.</small>	

Notes:



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SK - sketch PP - preliminary planning
PT - pre-tender T - tender
C - construction PL - planning

Client
CWSQ3

Project Title
**61 GRAND DRIVE,
RAYNES PARK SW20 9DJ**

Drawing Title
**PROPOSED FRONT / EAST
ELEVATION**

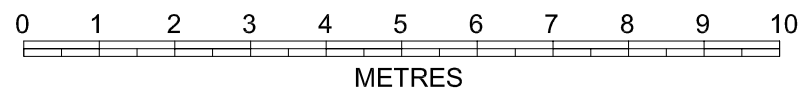
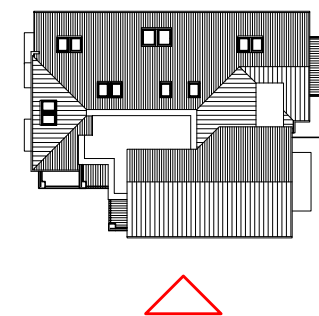
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1:100 at A3	06/06/19	LH	MB

Job No.	(Category) Dwg No.	Revision
876	PL.11	H

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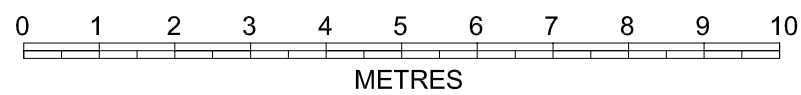
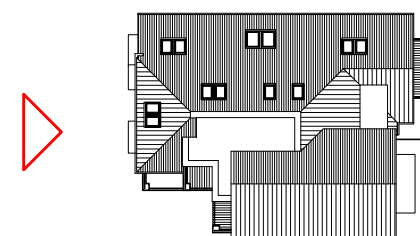
PLANNING

Notes:



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	<small>Drawing Title</small> PROPOSED SOUTH ELEVATION		
<small>SK - sketch PFP-preliminary planning PT - pre-tender T - tender C - construction PL - planning</small>	PL	<small>Scale Date Drawn Checked</small> 1:100 at A3 06/06/19 LH MB	<small>Client</small> CWSQ3
<small>Job No. (Category) Dwg No. Revision</small> 876 PL.12 H		<small>This drawing is © Richard Reid and Associates Ltd. It is their ASIC. Drawing measurements shall not be scaled by sight. Verify all dimensions prior to construction. Immediately report any discrepancies on this drawing to ArchiTrack. This drawing shall be read in conjunction with associated specifications and related consultants documents.</small>	

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	<small>Drawing Title</small> PROPOSED REAR / WEST ELEVATION		
<small>SK - sketch PFP - preliminary planning PT - pre-tender T - tender C - construction PL - planning</small>	PL	<small>Scale Date Drawn Checked</small> 1:100 at A3 06/06/19 LH MB	<small>Client</small> CWSQ3
<small>Job No. (Category) Dwg No. Revision</small> 876 PL.13 I		<small>This drawing is © Richard Reid and Associates Ltd. It is their ASK. Drawing measurements shall not be scaled by scaling. Verify all dimensions prior to construction. Invariably minor discrepancies on this drawing to AutoCAD. This drawing shall be read in conjunction with associated specifications and related consultants documents.</small>	

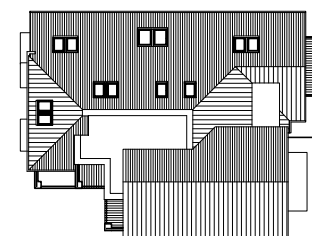
Notes:



Unit 3
Sunken Garden

Basement

Unit 4
Sunken Garden



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SK - sketch P/P - preliminary planning
PT - pre-tender T - tender
C - construction PL - planning

Client
CWSQ3

Project Title
**61 GRAND DRIVE,
RAYNES PARK SW20 9DJ**

Drawing Title
PROPOSED NORTH ELEVATION

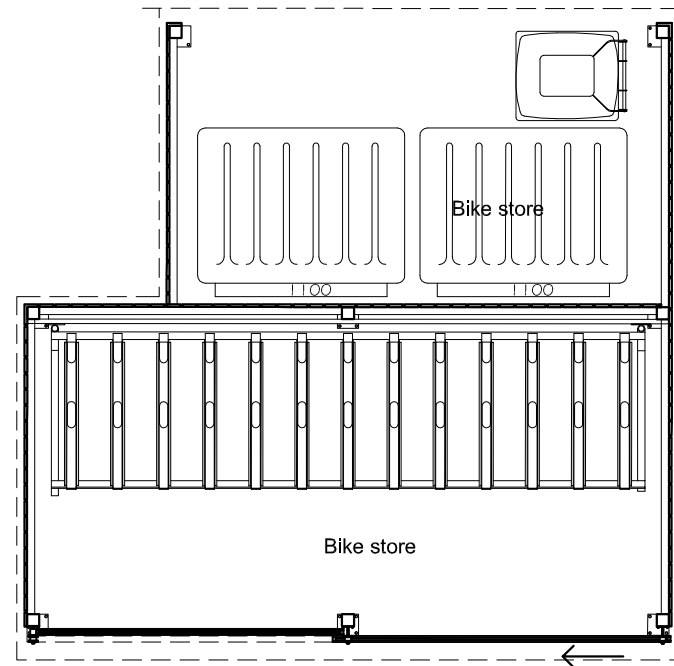
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Job No.	(Category) Dwg No.	Revision
876	PL.14	I

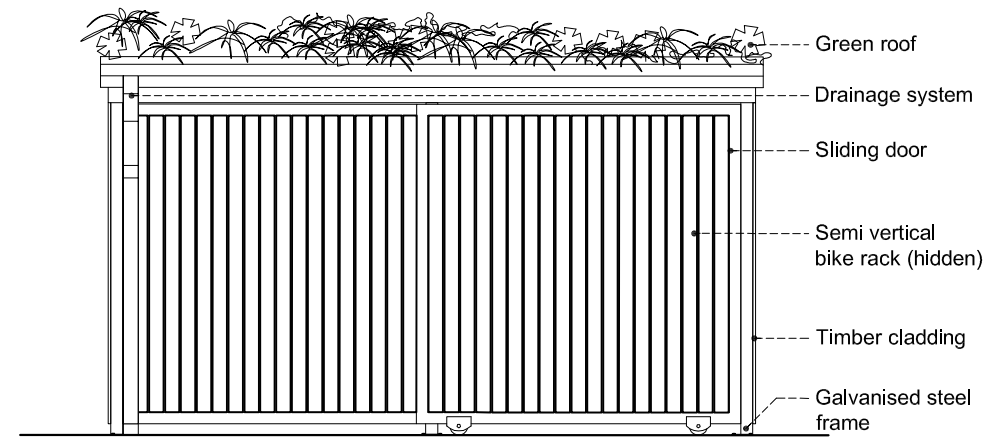
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PLANNING

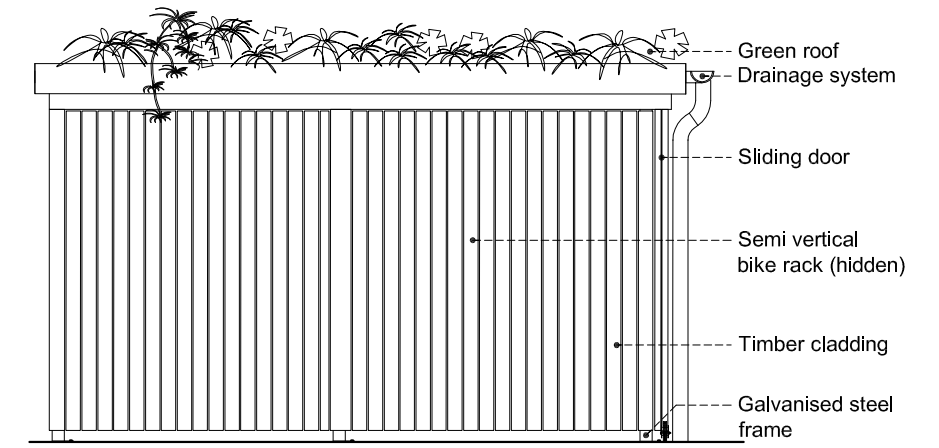
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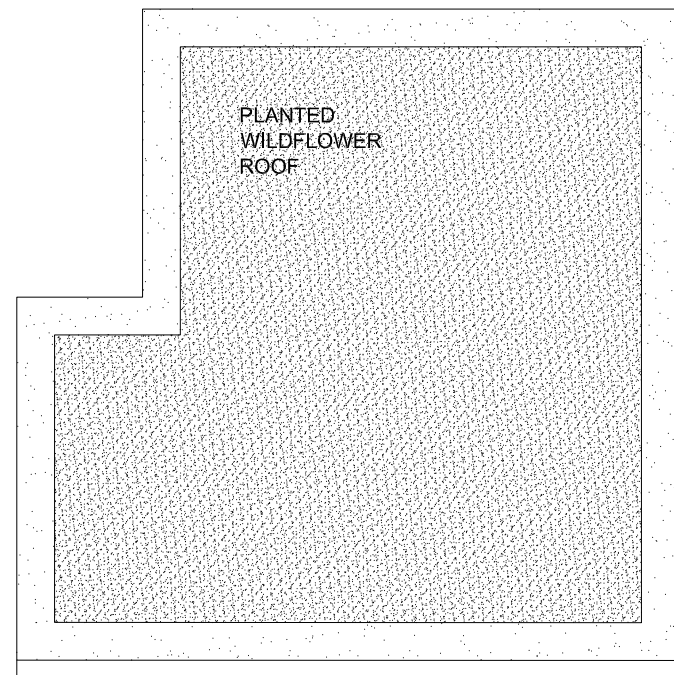
GROUND FLOOR PLAN



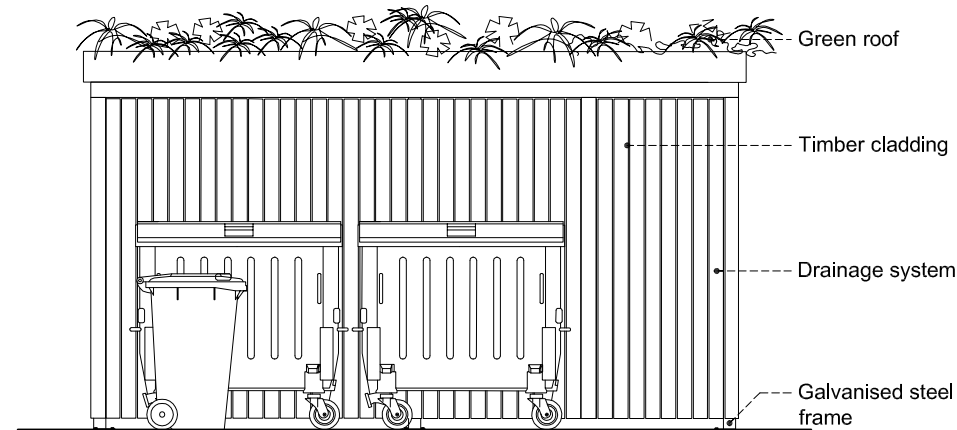
FRONT ELEVATION



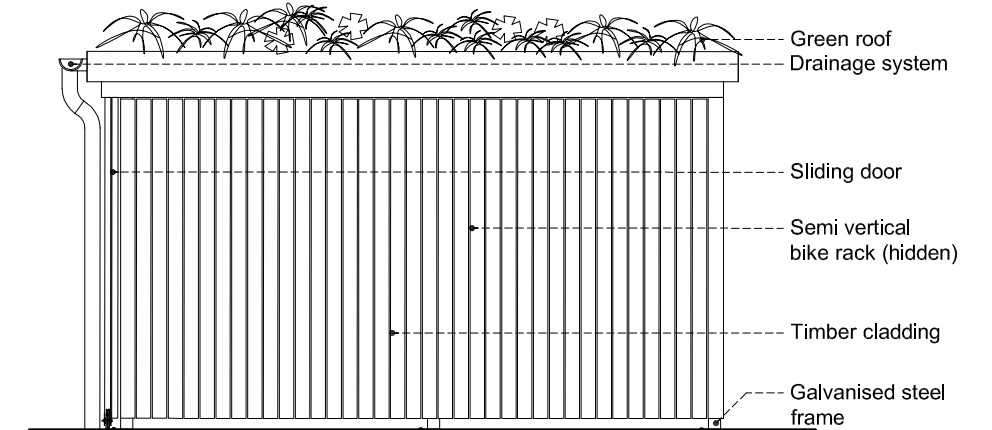
SIDE ELEVATION



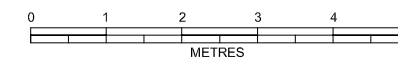
ROOF PLAN



REAR ELEVATION



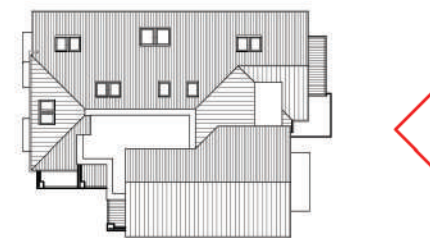
SIDE ELEVATION



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	Drawing Title Proposed Bike and Bin Store		
SK - sketch PFP-preliminary planning PT - pre-tender T - tender C - construction PL - planning	PL	Scale Date Drawn Checked 1:50 at A3 05/02/20 LH MB	
Client CWSQ3	Job No. (Category) Dwg No. Revision 876 PL.21 A	This drawing is © Richard Reid and Associates Ltd. It is their ASIC. Drawing measurements shall not be scaled. Verify all dimensions prior to construction. Immediately report any discrepancies on this drawing to ArchiTrack. This drawing shall be read in conjunction with associated specifications and related consultants documents.	

Notes:

- Solar panels
- Roof tile / lap
- Timber handrail
- Steel balustrade
- Brick wall (Brick type A)
- Brick wall (Brick type B)



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	Drawing Title				PROPOSED FRONT / EAST COLOURED ELEVATION
SK - sketch PP - preliminary planning PT - pre-tender T - tender C - construction PL - planning	PL	Scale	Date	Drawn	
Client	Job No.	(Category)	Draw No.	Revision	
CWSQ3	876	PL.32		A	
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