

DEVELOPMENT PLOT
PLANNING GRANTED



**1 CAMBOURNE MEWS
SOUTHFIELDS, LONDON SW18 5ED**

Offers In excess £750,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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THE DESCRIPTION

Freehold single storey industrial unit and hard standing yard area with planning granted to demolish and construct a pair of semi detached houses

THE LOCATION

- ¾ mile from Wandsworth Town Centre
- 10 mins walk from Southfields Underground Station (District Line)
- 13 mins walk from Earlsfield Station (Over ground)
- 3 Miles from Battersea
- 6 Miles from the West End
- 8 Miles from the City

THE PLANNING

Planning granted by Wandsworth Council ref: 2022/4572 for ...

Demolition of the single storey building (use class E) and the erection of 2 no. two-storey dwellings (use class C3), with refuse and cycle parking and associated hard and soft landscaping.

THE ACCOMMODATION (PROPOSED)

Unit 1: 3 bedroom semi detached house + study 106.1 sqm

Unit 2: 3 bedroom semi detached house + study 102.6 sqm

PARKING

We understand each house can apply for 1 permit





Proposed Ground Floor



Proposed First Floor



CIL & S106

Estimated £58,000 combined contribution

GDV

GDV is estimated to be circa £2,000,000

THE PRICE

Offers in excess of £750,000 Freehold

THE VAT

We understand the property is not elected for VAT

THE LEGALS

Each party are responsible for their own legal expenses

DATA ROOM

Further information available in our [Data Room](#)

[Access code: cam1](#)

THE VIEWING

By appointment only

Contact sole agents Christopher St James 020 8296 1270

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.