



CONSENTED SITE FOR SALE  
NEW BUILD 6 X FLATS

**RAYNES PARK, LONDON, SW20**

**Guide Price £1,575,000 Freehold**



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

020 8545 0591

[www.csj.eu.com](http://www.csj.eu.com)

[info@csj.eu.com](mailto:info@csj.eu.com)





## THE DESCRIPTION

Ready to be unlocked is this prime triangular shaped building plot with planning granted

Site extends to circa 588 sqm

## THE LOCATION

The property is located within an affluent residential location boasting excellent transport links, close to supermarkets, restaurants and access to good schools

## THE PLANNING

Planning imminent for .... Demolition of existing single detached bungalow and erection of a new 2 storey detached house with accommodation in the roof and basement, sub divided into 6 x self contained flats

## THE GDV

The gdv is estimated at circa £3,900,000

## THE PRICE & CONTRIBUTIONS

Guide Price £1,575,000 Freehold

CIL: £61,000

S106: £0

## DATAROOM

Full information found in our dataroom [HERE](#)

Password: coombe2

## 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.