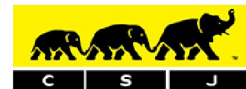




**LAND AT HEYFORD AVENUE, MORDEN,  
LONDON, SW20 9JT**

***Offers In Excess Of £475,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

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

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



### Description

Freehold development opportunity with planning granted to build 2 x detached houses and further scope to enhance the scheme subject to the usual consents. The existing land is occupied by a terrace of 5 x single storey lock up garages with hard standing area to the front with some additional grassed space adjoining

CIL Estimated: £65,000

### Accommodation

The proposed new scheme comprises  
House 1: Detached with 3 bedrooms. 110 sqm  
House 2: Detached with 3 bedrooms. 110 sqm

### Location

The property is situated within a cul de sac in a predominantly residential area South Merton British Rail Station is just 2 minutes walk.  
Central Wimbledon (1.6 miles)  
A3 (M) (1.7 miles)  
M25 (14 miles)

### Terms

Unconditional offers only are being considered

### Data Room

Further information is available in the data room on our website  
Access code: heyford2

### Viewings

The site is open and visible from the roadside  
Access into the plot and garages by appointment only. contact sole agents CSJ

### 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.

**Christopher St James**  
61 High Street  
Colliers Wood  
London  
SW19 2JF



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**  
**www.csj.eu.com**  
**info@csj.eu.com**