



**YORK ROAD, CHEAM, SUTTON SM2**

***Guide Price £2,250,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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### Description

Development opportunity for sale with pending planning

The plot extends to approximately 0.489 acres and is occupied by a substantial detached former care home with a GIA of circa 7,800 sq ft.

The buildings have been stripped and gardens cleared.

A planning application has been submitted to the London Borough of Sutton to convert the former care home creating 8 x flats, 1 x house and a detached new build bungalow on land to the rear

The 10 unit scheme has received positive feedback following a pre application and a committee decision is expected in March

### Terms

We are instructed to seek STP offers / expressions of interest

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### Data Room

Access to plans, GDV and other supporting documents found on our website

Access code: york1

### 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.

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