



**GARAGES ADJ, 86 BLENHEIM GARDENS,
WALLINGTON, SURREY, SM6 9PS**

Offers In Excess Of £85,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

Garage block / Potential Development Plot For Sale

Existing detached double garage block ideal for storage or redevelopment for alternative uses including residential subject to the relevant consents.

Planning

A planning application was submitted to Sutton Ref: DM2022/00161 for Demolition of existing garage and erection of a detached two storey dwelling with refuse store and parking at front.

This was refused by the borough in April 2022

Terms

We are instructed to seek offers in excess of £85,000 for the unencumbered freehold interest with vacant possession.

Our clients have indicated they will not entertain any conditional / subject to planning offers.

Viewing

The site is open and interested parties can view by driving by, Should you wish to internally inspect the garages please contact Sole agents 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.

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