



**LAND ADJACENT 18 WANDLE ROAD,
WALLINGTON, SM6 7EQ**

Offers In Excess Of £175,000 Freehold



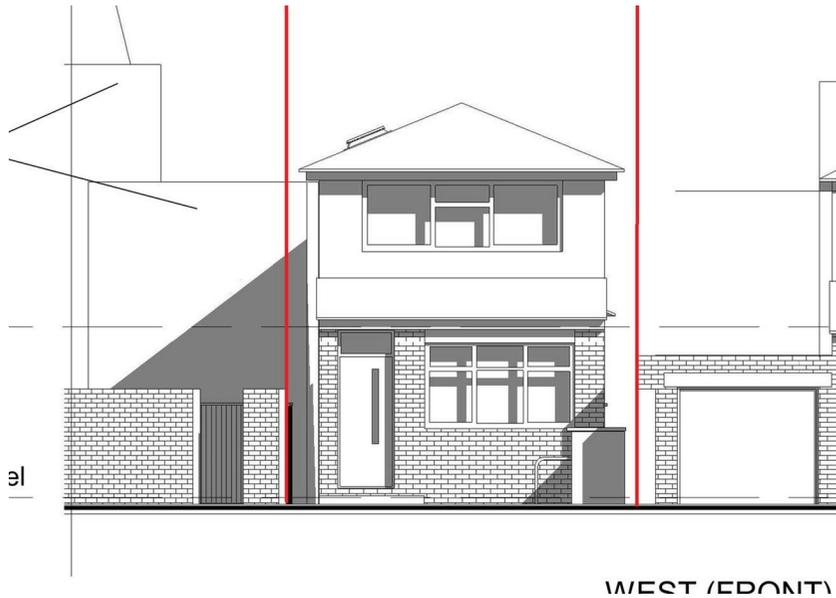
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description

Freehold consented development plot for sale.
Comprises gated rectangular parcel of land / storage yard currently let on a short term license at a passing rent of £8,100 pa

Planning has been granted for a detached two storey 78 sqm office building, recent changes to the flood risk classification means this could now potentially be build as residential (subject to the relevant consents)

Note: Official flood map in the process of being updated - Evidence in data room

CIL: nil / S106: nil

Data room access code: wandle

Location

The site is in a popular residential street between Hackbridge and Wallington, within the London Borough of Sutton, an area known for good schools and strong family demand. The site enjoys easy access to local shops and amenities, with Hackbridge and Wallington stations nearby providing regular services into central London, plus good road links towards the A23, A217 and M25. Green spaces, riverside walks and leisure facilities are all within easy reach, making this an attractive location for future residential development

Services

We understand from the sellers that no service connections are present

Terms

Offers in excess of £175,000 are sought

Viewings

Strictly by appointment only
CSJ Property on 020 8296 1273

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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