

Investment/Development Potential

A Refurbishment Opportunity with additional land for development

With Vacant possession

Offers invited by the 12:00 noon 29th January 2010



Freehold disposal of 180/182 Gleneagle Road, Streatham, London, SW16 6BA

Description

A development site for conversion and refurbishment together with a plot of land that, subject to the correct planning permissions, is believed to have potential for new residential development. The existing property is in need of significant repair/refurbishment and offers huge potential.

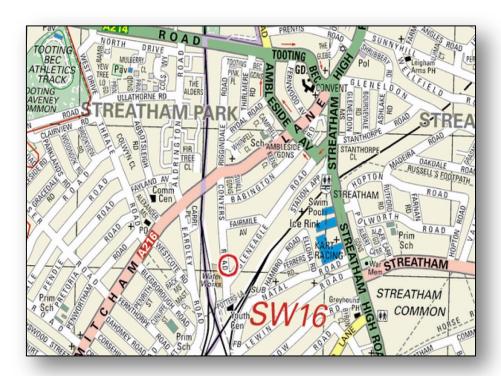
The site area extends to 0.16 acres (0.06 Ha) and is occupied by a Period House currently split into two units with separate accesses. There is a vacant plot to the side with two detached garages.

- Unit 1: Ground Floor Apartment, 2 Double Bedrooms, Kitchen, Bathroom, Dining Room and Living Room
- Unit 2 First Floor arranged as an office and attracts business rates.5
 Rooms, Kitchen and WC

Location:

The site is situated in a residential street away from the Streatham High Road and is perfectly located for travel into Central London, Croydon and Bromley being just 1.27 miles from Tooting Bec Tube and 0.19 Miles Streatham Main Railway station.





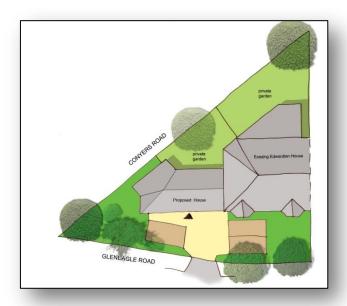
Services

It is believed mains water, electricity, gas and drainage are available for connection. Prospective purchasers should make their own enquiries. Furthermore any appliances within the property have not been tested and as prospective purchasers should carry out their own tests on the appliances to ascertain working order.

Planning

Informal discussions have been held with Lambeth Planning Department who have confirmed that renovation of the existing properties back into 100% residential use would be supported. Purchasers will have to make their own enquiries as to any new build potential but schemes are available that demonstrate what might be achieved. Illustrations below show a scheme for 2 No. Houses and a single dwelling. However purchasers will have to satisfy themselves on any proposals for development.





Pictures not to scale

Tenure

The site is to be sold freehold with vacant possession

Method of Sale

We are instructed to invite offers on a subject to contract only basis the closing date for offers will be 12.00 29th January 2010. All offers should be in writing and sent to either chris@cmcland.co.uk or address below

Charles Maunders Consulting Ltd

74 Nutfield Road

Merstham, Surrey RH1 3HA

Exchange will be expected within 20 working days of receipt of legal documents and completion will be on or soon after 6th April 2010.

Each offer submitted should be accompanied by evidence of financial ability to proceed

VAT The site is not elected for VAT and therefore VAT will not be payable on the purchase price.

Local Authority

The London Borough of Lambeth

Telephone: 020 7926 1000

http://www.lambeth.gov.uk

For town Planning advice contact: Tel 020 926 1180 or tpac@lambeth.gov.uk

Viewing

Please make an appointment with Charles Maunders Consulting, the sole agent, to view the site, however most of the site can be viewed from the boundaries.

Contacts

For further information and arrangement of viewings contact

Chris Maunders - 07780 601433 or 01737 217933 - chris@cmcland.co.uk



www.cmclandconsultants.co.uk

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