

GRENA ROAD

NORTH SHEEN RICHMOND TW9 1XS

FREEHOLD NURSERY WITH VACANT POSSESSION WITH
DEVELOPMENT POTENTIAL FOR 7 MEWS HOUSES

ENTER

SUMMARY

- Freehold property with development potential (STPP)
- Former nursery
- Potential development opportunity for 7 Mews houses / cottages
- Currently comprising 7,286 sq ft (749.9 sq m) NIA on two floors
- 12,733 sq ft (1,109.9 sq m) GIA
- **Guide price of £3.3m**



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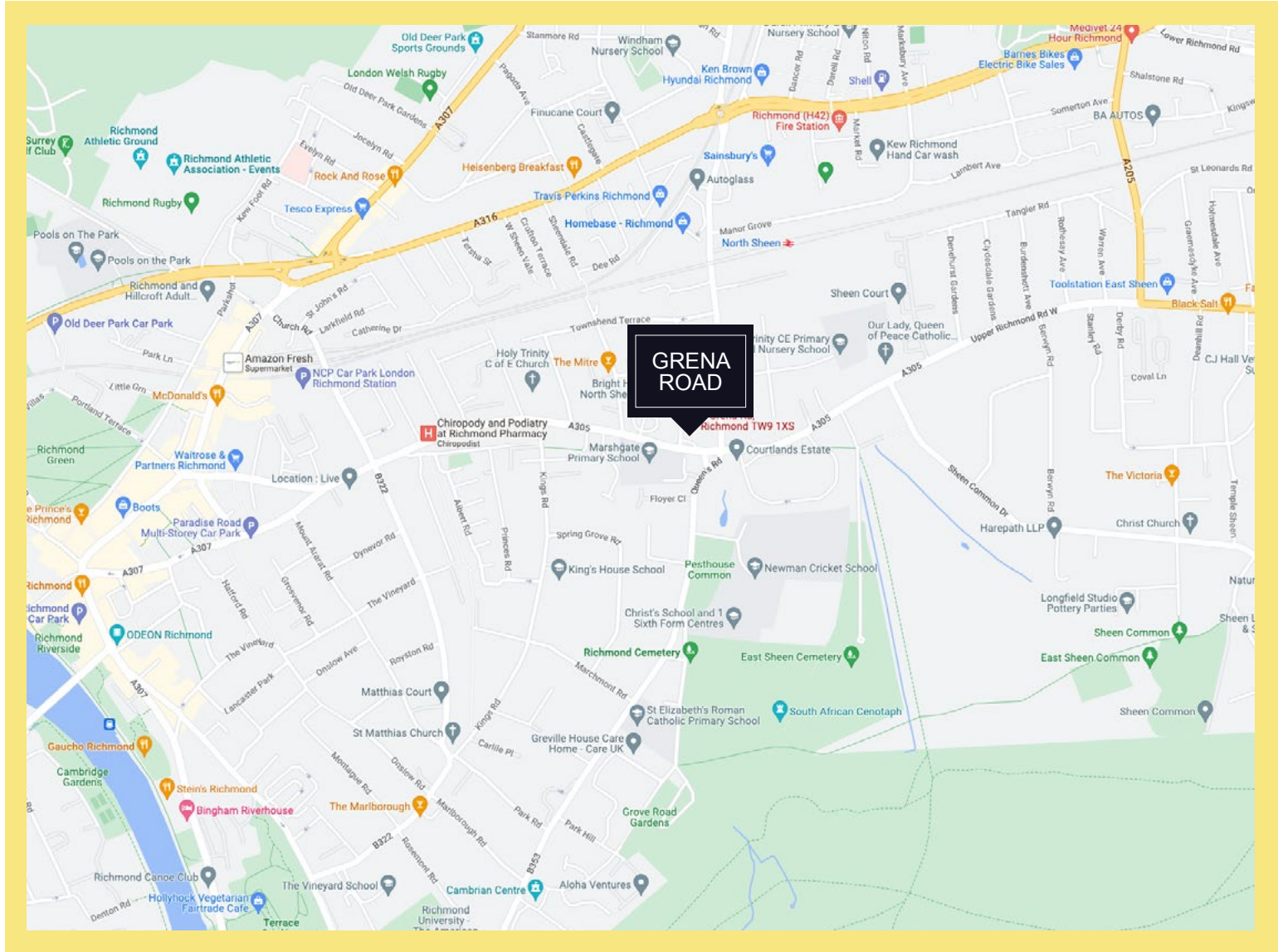
NORTH SHEEN RICHMOND TW9 1XS

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- PLANNING
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- PROPOSED FLOOR PLANS
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LOCATION

The property is located in Grena Road, North Sheen, next to the Richmond Indoor Bowls Club. The property is set within the affluent London Borough of Richmond upon Thames

North Sheen Railway Station is a few moments away and provides easy access to the A316.



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DESCRIPTION

The property comprises a two storey building which has recently been used as a day nursery.

The existing ground floor offers 4,258 sq ft (468.6 sq m) of Net Internal Space with the first floor coming 3,027.8 sq ft (281.3 sq m).

TENURE

The property is freehold with vacant possession.

PLANNING

The property has been used as a nursery by Bright Horizons over recent years.

The property is not in a Conservation Area nor is it Listed.

No planning application has been made. We understand that it is possible, subject to planning, to provide 7 new Mews Houses as outlined below.

Plots 1, 2, 3 & 4

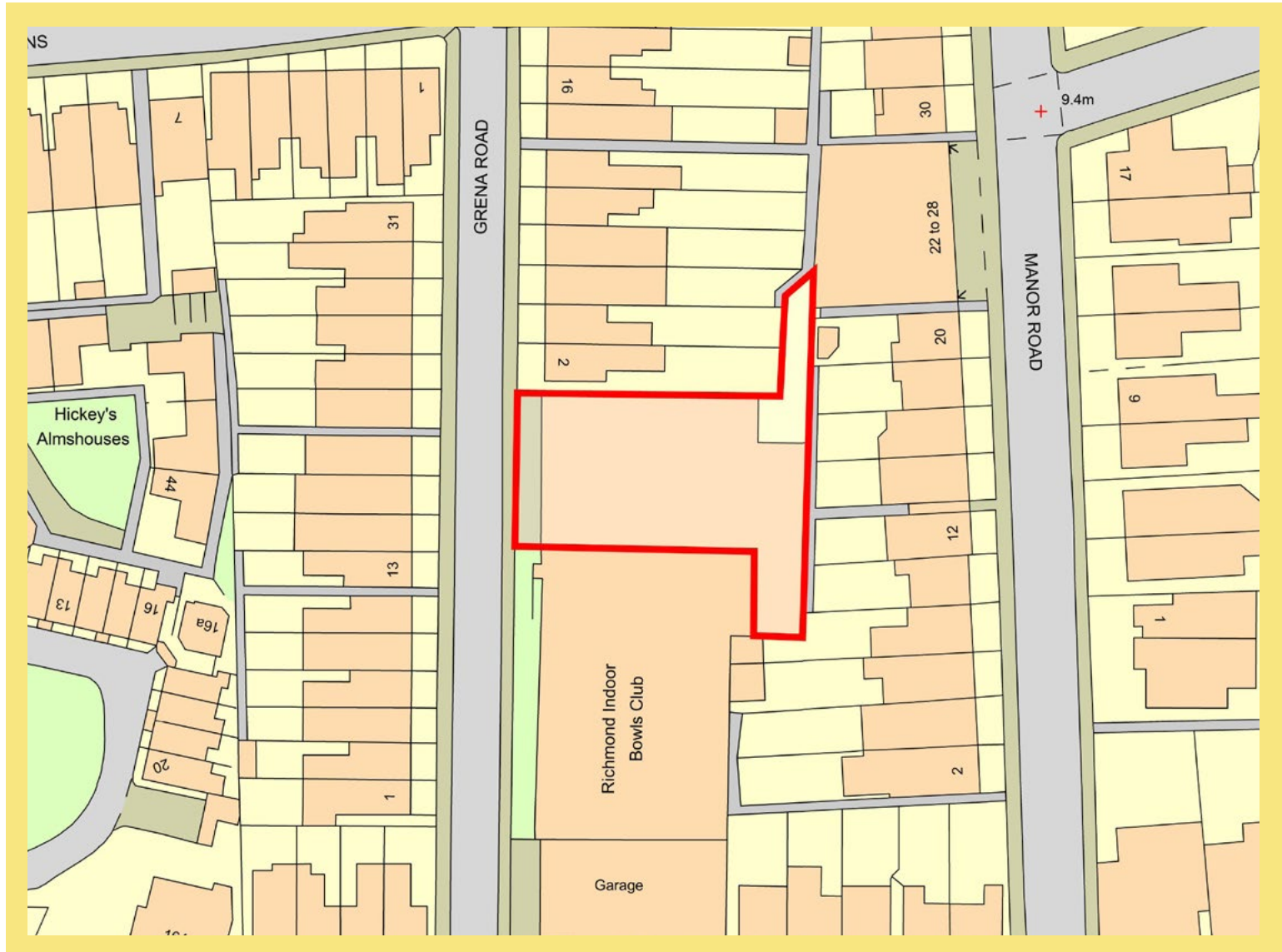
4 x 3 storey 3 bedroom town houses

Plots 5 & 6

2 x 2 storey, 3 bedroom mews cottages

Plot 7

1 x part 2 storey 1 bedroom mews cottage



ACCOMMODATION



AREA	NIA		GIA	
	Sq Ft	Sq M	Sq Ft	Sq M
Ground Floor	4,258.2	468.6	7,688.6	714.3
First Floor	3,027	281.3	5,043.9	395.6
TOTAL	7,286	749.9	12,732.5	1,109.9

PROPOSED FLOOR AREAS

Plot 1	Town House	3 Storey	3 Bedroom	3 Bedroom	1,213 sq ft (112.7 sq m)
Plot 2	Town House	3 Storey	3 Bedroom	3 Bedroom	1,213 sq ft (112.7 sq m)
Plot 3	Town House	3 Storey	3 Bedroom	3 Bedroom	1,213 sq ft (112.7 sq m)
Plot 4	Town House	3 Storey	3 Bedroom	3 Bedroom	1,213 sq ft (112.7 sq m)
Plot 5	Mews Cottage	2 Storey	2 Bedroom	2 Bedroom	835 sq ft (77.6 sq m)
Plot 6	Mews Cottage	2 Storey	2 Bedroom	2 Bedroom	835 sq ft (77.6 sq m)
Plot 7	Mews Cottage	Part 2 Storey	1 Bedroom	1 Bedroom	782 sq ft (72.7 sq m)
Proposed Total Floor Areas					7,304 sq ft (678.7 sq m)



FLOOR PLANS

[VIEW FLOOR PLANS](#)

[SitePlan](#)

[Townhouse Ground Floor](#)

[Townhouse First Floor](#)

[Townhouse Second Floor](#)

[2 Bed Mews Cottage Ground Floor](#)

[2 Bed Mews Cottage First Floor](#)

[1 Bed Mews Cottage](#)



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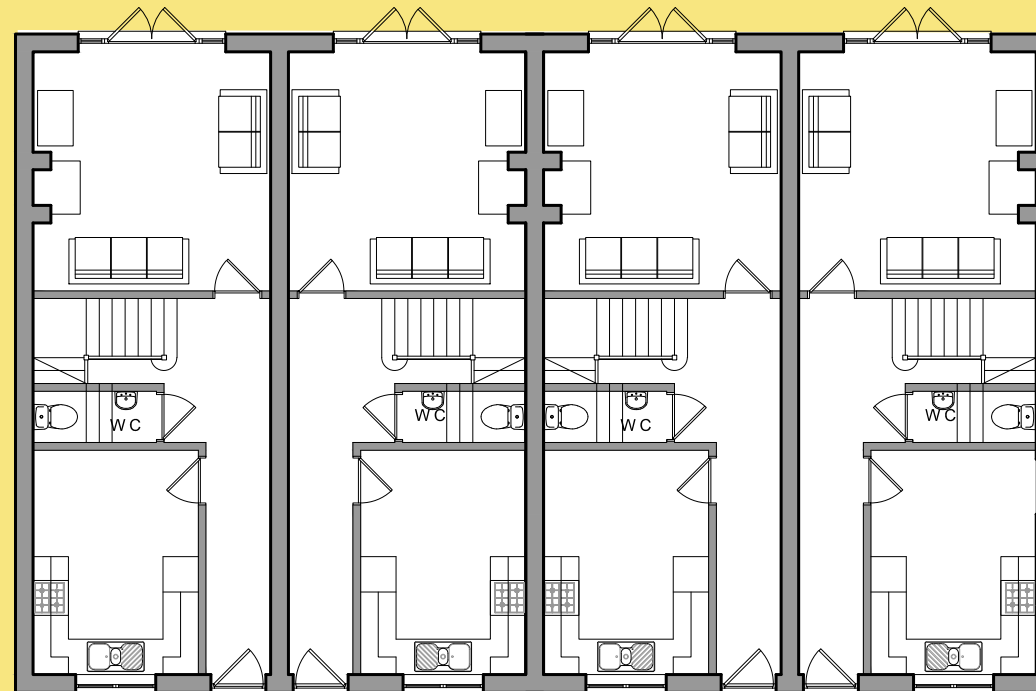
[2 Bed Mews Cottage Ground Floor](#)

[2 Bed Mews Cottage First Floor](#)

[1 Bed Mews Cottage](#)

3 bed, 3 storey Townhouse

GIA: 112.7m² (1,213 sq ft)



[Ground Floor](#)

FLOOR PLANS

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[Townhouse Ground Floor](#)

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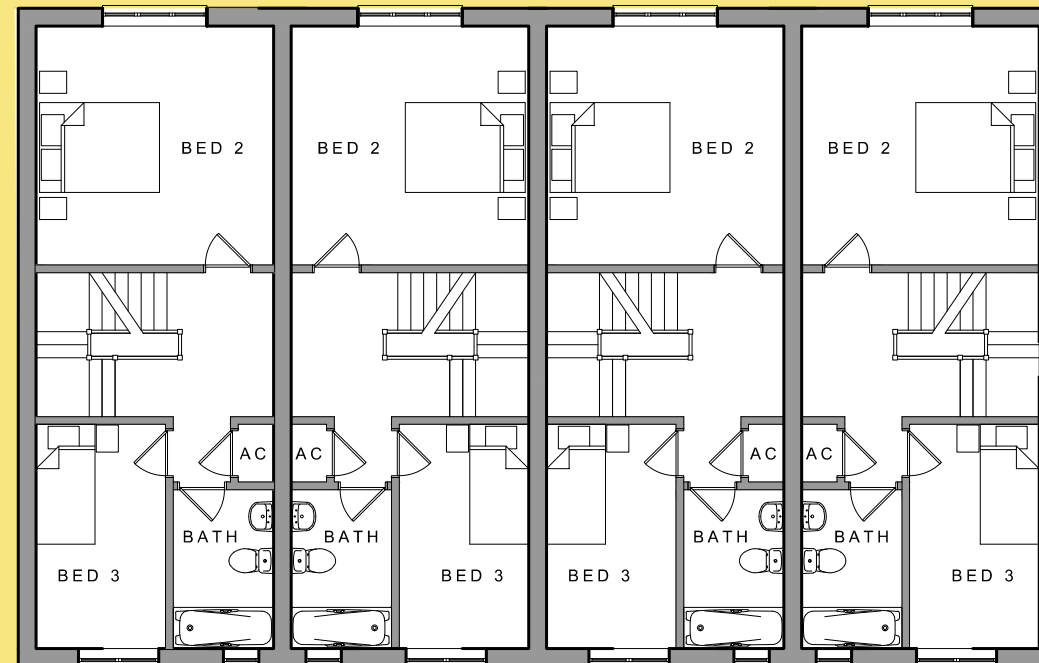
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3 bed, 3 storey Townhouse

GIA: 112.7m² (1,213 sq ft)



[First Floor](#)

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[Townhouse Ground Floor](#)

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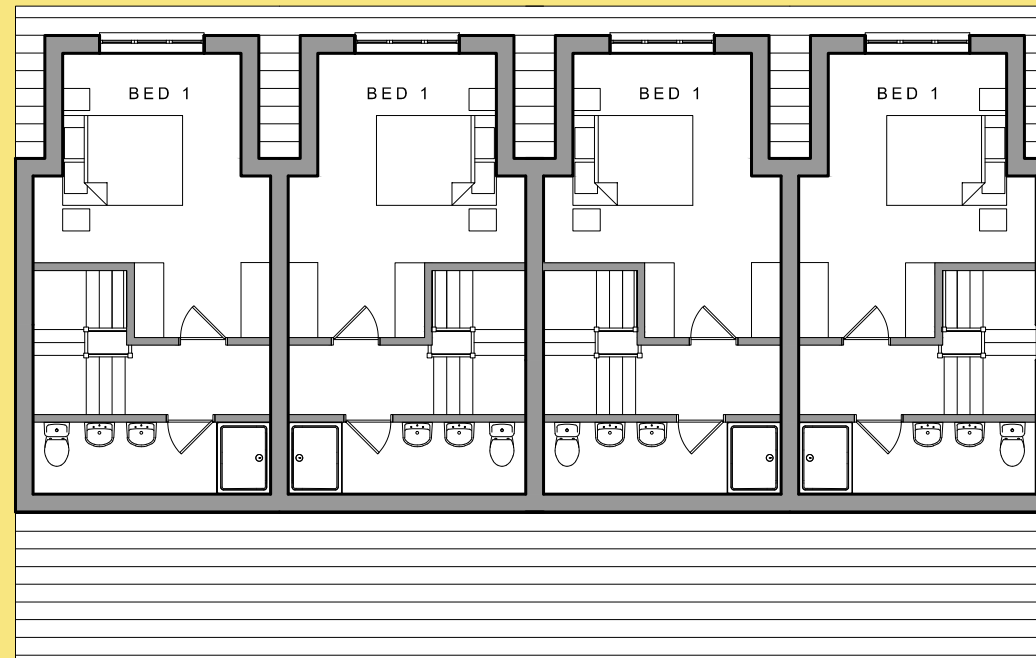
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[1 Bed Mews Cottage](#)

3 bed, 3 storey Townhouse

GIA: 112.7m² (1,213 sq ft)



[Second Floor](#)

FLOOR PLANS

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[Townhouse Ground Floor](#)

[Townhouse First Floor](#)

[Townhouse Second Floor](#)

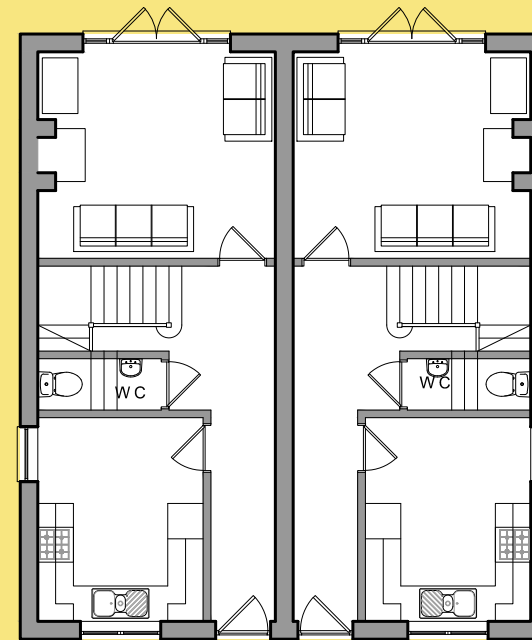
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[2 Bed Mews Cottage First Floor](#)

[1 Bed Mews Cottage](#)

2 bed, 2 storey Mews Cottage

GIA: 77.6m² (835 sq ft)



[Ground Floor](#)

FLOOR PLANS

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[Townhouse Ground Floor](#)

[Townhouse First Floor](#)

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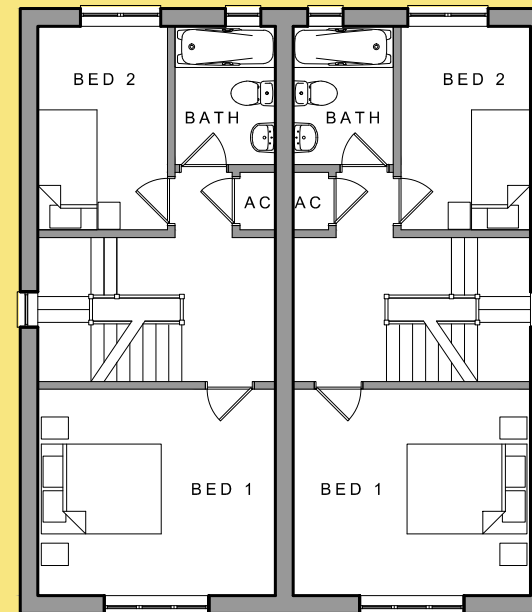
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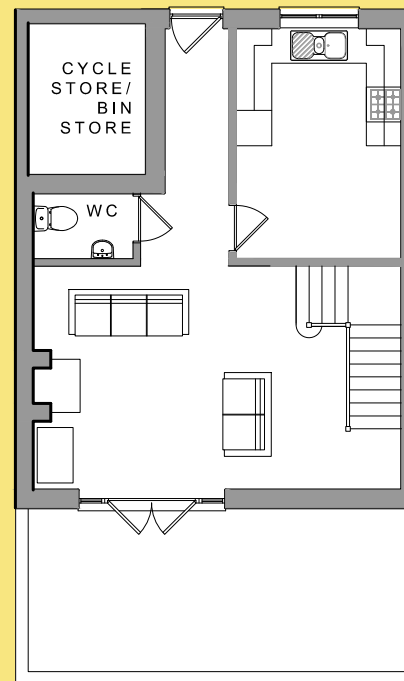
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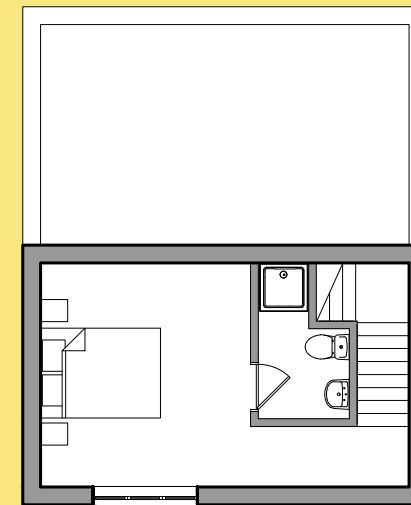
[1 Bed Mews Cottage](#)

1 bed, part 2 storey Mews Cottage

GIA: 72.7m² (782 sq ft)



[Ground Floor](#)



[First Floor](#)



EPC

D - 83

BUSINESS RATES

The Rateable Value of the property is £152,000. We would advise you to check this with the local authority

VAT

The building is not elected for VAT.

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PROPOSAL

Unconditional offers at a guide price of **£3.3m** are invited for the freehold interest with vacant possession. Any offer will be subject to Anti Money Laundering checks.

CONTACT

For further information, or to arrange a viewing, please contact a member of the team below:



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REAL ESTATE

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