

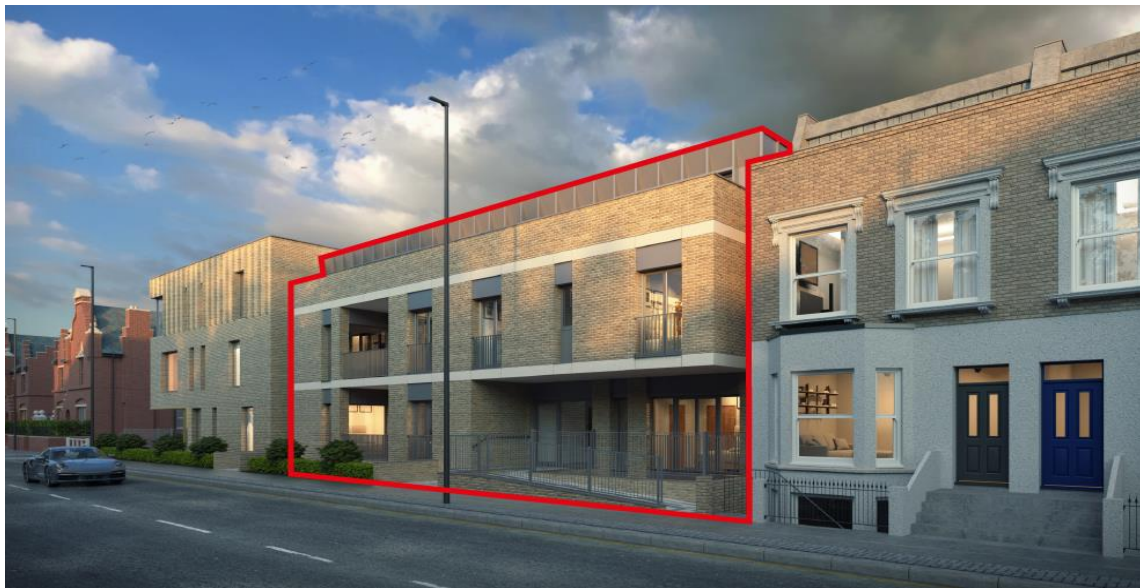


THORNBURY  
REAL ESTATE

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FREEHOLD DEVELOPMENT OPPORTUNITY  
**18 LATCHMERE ROAD, LONDON, SW11 2DX**  
Planning Submitted for a 9 Flat Residential Scheme (STPP)

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OF INTEREST TO DEVELOPERS

**SUMMARY**

- Freehold site outlined in red
- Former nursery site
- 9 flat scheme submitted  
- subject to planning
- Excellent location in Battersea

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18 Latchmere Road,  
Battersea, London, SW11 2DX

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Offers invited

**£2,300,000**

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Your attention is drawn to the important notice overleaf Thornbury Real Estate is a trading name of Thornbury Real Estate Limited Co. number 14248471

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## LOCATION

The property is situated in an excellent location of Battersea on the corner of Latchmere Road and Abercrombie Street. The property is located opposite the Latchmere Leisure Centre and is within a short walking distance of Battersea Park. Clapham Junction Railway and Overground Station is a mile away.

The site has a Public Transport Accessibility Level (PTAL) rating of 3 (moderate) with a number of bus stops and rail stations located within close proximity.

Battersea Park Road provides direct services to Victoria Station, Clapham Junction, Vauxhall and London Bridge.

## DESCRIPTION

The site being offered currently forms part of a disused children's nursery. Our client wishes to retain part of the site for the development of a new nursery for their own purposes.

The surplus area available to purchase will have an approximate site area of 446 sq m (0.0446 hectares). Planning has been submitted to provide 9 flats – 3 x 1 bed, 5 x 2 bed, 1 x 3 bed.

The site is shown outlined in red and on indicative scheme of 9 flats over 4 storeys.



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**SITE AREA:**

Sq M	Hectare
446	0.0446

**PROPOSED FLOOR AREAS FOR INDICITIVE SCHEME**

Unit 1	Duplex	LG / G	1 Bedroom	65 m2	Lightwell / Terrace
Unit 2	Duplex	LG / G	1 Bedroom	62 m2	Lightwell / Terrace
Unit 3	Duplex	LG / G	2 Bedroom	80 m2	Lightwell / Terrace
Unit 4	Flat	G	1 Bedroom	65 m2	Lightwell / Terrace
Unit 5	Flat	1st	2 Bedroom	73 m2	Terrace
Unit 6	Flat	1st	2 Bedroom	62 m2	Terrace
Unit 7	Flat	1st	2 Bedroom	70 m2	Terrace
Unit 8	Flat	2nd	2 Bedroom	73 m2	Terrace
Unit 9	Flat	2nd	3 Bedroom	97 m2	Terrace
<b>Total</b>				<b>Approx. 4,860 sq ft</b>	

**PLANNING:**

A planning application was submitted for demolition of the existing nursery and the redevelopment of the site on a phased basis to provide a replacement part two storey, part three storey day nursery with associated cycle, scooter and buggy storage facilities and a refuse and recycling store along with the construction of a residential scheme (extending over 4 floors including lower ground floor, ground and first floor and recessed second floor (consisting of 9 flats with associated cycle parking and refuse / recycling facilities. The application is available for inspection under application number 2024/2462 on the London Borough of Wandsworth Planning portal.

**PROPOSED FLOOR AREAS:**



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## TENURE

Freehold interest with vacant possession.

## EPC

The existing building is to be demolished.

## VAT

The property is not elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

## PROPOSAL

Unconditional offers are invited in excess of £2,300,000 for the freehold interest, subject to contract only. It is envisioned that the site will be sold once planning is granted.

Prospective purchasers should note that the current owner is splitting the existing site and part of the application is for a new nursery on their retained area. The owner intends to demolish the building and the proposal would be that a simultaneous, phased or joint build for the site as one. The retention of a nursery within the existing site should enable the potential residential consent to be looked upon more favourably.

Any offers will be subject to Anti Money Laundering checks.

## CONTACT

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