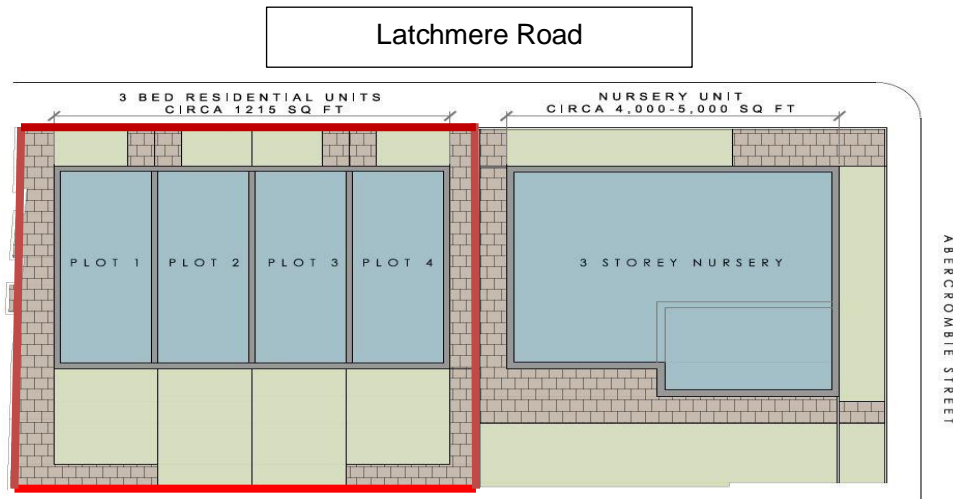


FREEHOLD DEVELOPMENT OPPORTUNITY
LATCHMERE ROAD, LONDON, SW11
Potential for 4 Residential Town Houses (STPP)



SUMMARY

- Freehold site outlined in red
- Former nursery
- Potential for a 4 Town House residential scheme – subject to planning
- Excellent location in Battersea
- Full proposal on page 4 of brochure and briefing note attached

18 Latchmere Road,
Battersea, London, SW11 2DX

1 PROPOSED SITE LAYOUT
1:100

OF INTEREST TO DEVELOPERS

Offers invited

£2,250,000

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.

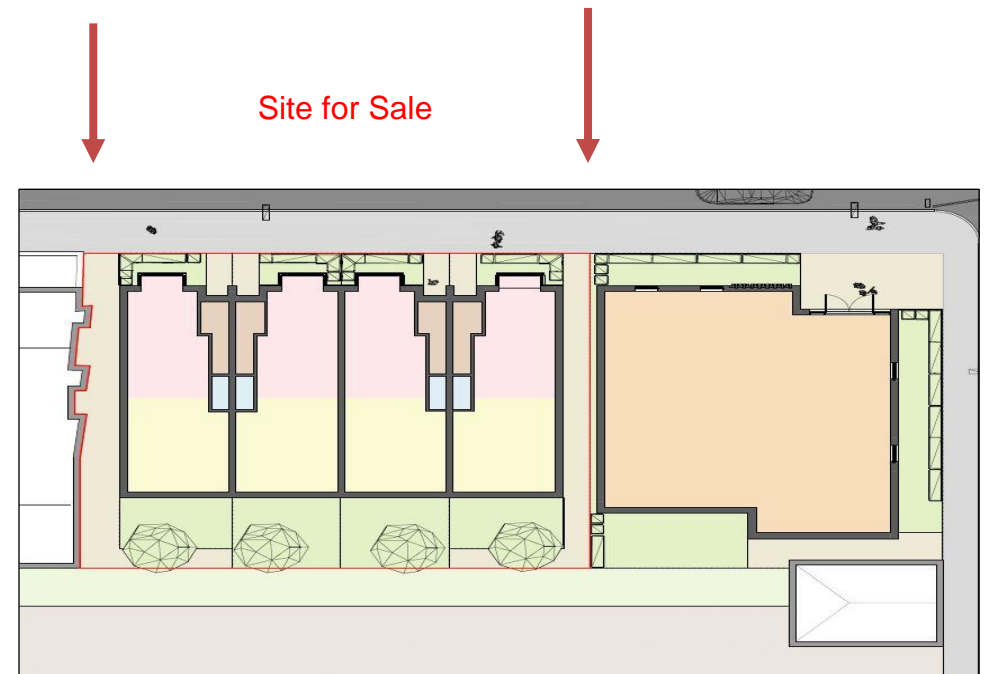
Battersea Park Road provides direct services to Victoria Station, Clapham Junction, Vauxhall and London Bridge.

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) and is considered to be capable of being redeveloped, in principle, to provide four terraced houses each approximately 1,200 sq ft.

The site is shown outlined in red and on indicative scheme of four 3 storey houses.



Thornbury Real Estate for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers, or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Thornbury or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices quoted are exclusive of VAT (if chargeable)



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SITE AREA:

Sq M	Hectare
446	0.0446

PROPOSED FLOOR AREAS FOR INDICATIVE SCHEME

Plot 1	Town House	3 Storey	3 Bedroom	1,215 sq ft
Plot 2	Town House	3 Storey	3 Bedroom	1,215 sq ft
Plot 3	Town House	3 Storey	3 Bedroom	1,215 sq ft
Plot 4	Town House	3 Storey	3 Bedroom	1,215 sq ft

Total **Approx. 4,860 sq ft**

PLANNING:

The property has been used as a nursery with Bright Horizons since 1997. A change of use application from office to nursery school was approved on 25 February 1997.

PROPOSED FLOOR AREAS:



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TENURE

Freehold interest with vacant possession.

EPC

The building is to be demolished and there is no EPC Certificate.

VAT

The property is not elected for VAT.

LEGAL COSTS

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

BRIEFING NOTE

A briefing note has been prepared by Verve Planning Consultants.
This is available upon request via the agents.

PROPOSAL

Unconditional offers are invited in excess of £2,250,000 for the freehold interest, subject to contract only.

Prospective purchasers should note that the current owner is splitting the existing site and will be making an application for a new nursery on their retained area. The owner intends to demolish the building and the proposal would be that a simulations or joint planning application is made 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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