



**3 NEW CLOSE
COLLIERS WOOD, SW19**

Offers in excess of £700,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Freehold development opportunity to extend an existing semi detached house and sub divide to create 5 x flats with 4 x parking spaces

LOCATION

New Close is a cul de sac accessed via Phipps Bridge Road

The area is residential and offers easy access to a number of retail shops and eateries popular with home buyers and tenants

Nearest Station:

- Tramlink is just 0.2 miles with services from Wimbledon - New Addington
- Colliers Wood Underground Station (NL) 1.1 miles



PLANNING

Merton borough Council on 2nd February 2023 granted planning for ...

Erection of a part single storey / part two storey rear extension, two storey side extension, rear dormer roof extension and conversion of house into 5 x self contained units with associated refuse / cycle storage, outside amenity space and 4 x off street parking spaces

KEY MEASUREMENTS (APPROX)

Total plot size: 364 sqm

Existing house GIA: 71 sqm

Proposed 5 flats GIA: 330 sqm



CIL & S106

CIL Liability £65,735

S106 £0

SERVICES

Not checked

LEGAL EXPENSES

Each party are responsible for their own legal expenses

TERMS

Offers in excess of £700,000 are invited for the Freehold with vacant possession

The purchase of the SPV is also an option

DATA ROOM

Full plans and other documentation is available in our data room [HERE](#)

Password: new3

VIEWING

The site is visible from the roadside - The house is tenanted and access to the garden or internal is strictly by appointment only

Contact Sole Agents Christopher St James 020 8545 0591

THE SMALL PRINT

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