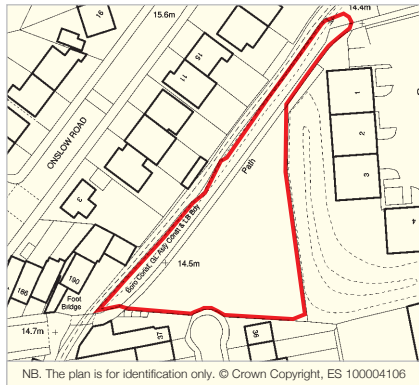


New Malden Land at The Shannon Business Centre, Beverley Way, Fronting Rookwood Avenue, Greater London KT3 4PT

- **A Freehold Site extending to Approximately 0.212 Hectares (0.524 Acres)**
- **Planning Permission for the Erection of Three Detached Family Houses**
- Each House will extend (GIA) to Approximately 145.9 sq m (1,570 sq ft)
- Close to Beverley Park and Raynes Park High School
- Each House will benefit from Two Parking Spaces

Vacant Possession



Seller's Solicitor

Messrs Gowling WLG
(Ref: James Vernon-Stroud).
Tel: 0370 903 1000.
Email: james.vernon-stroud@gowlingwlg.com

VACANT – Freehold Site with Planning



Tenure

Freehold.

Location

The site is a broadly triangular site that is located at the northern end of Rookwood Avenue. It has frontage to Rookwood Avenue along the south of the triangle and extends up to the Beverley Brook to the west. At its southern end, Rookwood Avenue joins with Burlington Road which links to the A3 to the east and New Malden to the west. Motspur Park and New Malden Rail Stations are 14 minutes' walk of the site, providing mainline services to London Waterloo. There are a number of nearby parks, including Beverley Park and Blagdon Road open space.

Description

The property comprises a site which extends to approximately 0.212 hectares (0.524 acres). The property is to be offered with planning permission for the erection of three detached family houses, each with a private driveway for parking two vehicles. The houses are of high quality design, situated within an attractive landscaped environment.

Accommodation

Site Area Approximately 0.212 Hectares (0.524 Acres)

Each house will extend to approximately 145.9 sq m (1,570 sq ft) (GIA).

Planning

Local Authority: London Borough of Merton.
Tel: 0208 274 4901.

The property is to be offered with planning permission (Ref: 17/P3807) dated 25th April 2018 for the erection of three detached family houses with vehicular access from Rookwood Avenue and footpath access between Rookwood Avenue and Blagdon Road, plus minor alterations to boundary of 36 Rookwood.

There is a requirement in the Section 106 agreement for the developer to pay £25,000 towards the future management of the open space. The vendor will pay this sum to the purchaser upon completion. Please refer to the legal pack for further details.

The property has a historic overage agreement in relation to the planning permission which has been paid in full by the vendor. Please refer to the legal pack for further details.

It would be possible to change the houses to four bedroom properties via a non-material amendment to the existing planning permission. In the view of the Vendor's solicitors, this would not be a new planning permission and therefore no further overage would be due. Please refer to auction pack for further details.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

