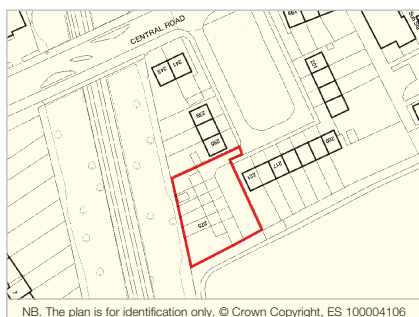


## Morden

### 223-233 Central Road, Surrey SM4 5SP

- **A Freehold Development Site currently Part Occupied by a Single Storey Building**
- Planning Permission granted for the Demolition of Existing Building and Erection of 4 x Four Bedroom Town Houses with Associated Parking and Landscaping
- Total Site Area extending to Approximately 0.084 Hectares (0.209 Acres)



#### Seller's Solicitor

Temple Bright LLP (Ref: RS).  
Tel: 0117 325 3338.  
Email: richard.spencer@templebright.com



**VACANT –  
Freehold Site with Planning**



#### Tenure

Freehold.

#### Location

The property is situated on the south side of Central Road, to the east of its junction with the A24 (Epsom Road). Local shops and amenities are available in Morden, with the further and more extensive shopping facilities of Central London to the north. Overground services run from Morden South Station and Northern Line Underground services are available from Morden Station, a short walk to the north. Road communications are afforded by the nearby A24 (Epsom Road), providing links to Junction 7 of the M25 (London Orbital Motorway). The area is popular with families; the property is within walking distance of both Abbotsbury Primary School and Morden Primary School. Morden Recreation Ground, Morden Park Sports Ground and Risley Sports Ground are all close by.

#### Description

The property comprises a roughly rectangular site extending to approximately 0.084 hectares (0.209 acres). We understand the site is presently occupied by a single storey brick building.

#### Accommodation

The site and building were not inspected by Allsop.

#### Single Storey Building

Site Area Approximately 0.084 Hectares (0.209 Acres)

#### Planning

Local Planning Authority: Merton Council.

Tel: 0208 274 4901.

The property is to be offered with planning permission (Ref: 13/P4073) dated 21st October 2014 for 'demolition of existing building and erection of 4 x four bedroom town houses with associated parking and landscaping'.

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.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.