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FOR SALE

FREEHOLD PART-BUILT RESIDENTIAL DEVELOPMENT OPPORTUNITY

84 MANOR ROAD, WALLINGTON SM6 0AD

Fraser
real estate

On the instructions of the joint
receivers at Fraser Real Estate

DESCRIPTION

The property is an end-of-terrace building which was formerly a three-storey, mixed used, commercial and residential building. The property comprises a part-built residential scheme of five units over ground, first, second and roofspace floors. The property is largely wind and watertight and the majority of structural works, some internal studwork and windows/openings have been completed. A full set of photographs are available in the data room.

The opportunity is to complete the existing consented development. The third-party contractor has estimated it will cost £430,000 to complete, but purchasers should make their own assessment. The existing contractor has confirmed that all the inspections to provide a Buildmark warranty have been completed to date.

LOCATION

The property is located on the western side of Manor Road (A237), at the junction with Queen’s Road, within a small commercial parade.

Wallington Railway Station is located 0.3 miles to the south of the property, providing services to London Victoria in 42 minutes, London Bridge in 26 minutes and Epsom in 16 minutes. Bus routes also operate within close proximity.

The local authority is The London Borough of Sutton.

PLANNING PERMISSION

Planning permission was granted on 25th August 2022 for the;

‘Change of use from Class E (cafe and restaurant) and Sui Generis (audio studio and independent cinema) to Class C3 (residential) including the demolition of the existing single storey rear extension, erection of a part one, part two storey rear/side extension, conversion of loft space involving alterations to existing roofline, dormer extensions front and rear, a window to flank roof slope and rooflights to rear roof slope to provide 5 self-contained residential units with provision of rear roof terraces to first and second floors, front and flank fenestration alterations and provision of attached refuse and cycle stores to the rear of the property’. (REF: DM2022/01342).

A total CIL liability of £36,312.20 has been paid to The London Borough of Sutton.

TENURE

The property is freehold held under title number SY208980.

ACCOMMODATION SCHEDULE

UNIT	BED	SIZE (SQ M)	SIZE (SQ FT)
01	Studio	39.00	420
02	1B2P	50.40	543
03	3B4P	77.80	837
04	1B2P	57.00	614
05	Studio	40.00	431

DATA ROOM

Further information, including title documentation and associated planning documents can be found in the Data Room, by using the following link:

[Data Room – 84 Manor Road, Wallington](#)

VAT

We understand that the property is not elected for VAT.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, the buyer will be required to follow our Anti-Money Laundering process.

GUIDE PRICE & VIEWINGS

Offers are invited in excess of £525,000 for the freehold interest. For Sale on Behalf of Receivers.

Prospective purchasers must be aware that the property forms part of an active, uncompleted construction site. Entry is entirely at the individual’s own risk. Suitable Personal Protective Equipment is strongly advised and may be required prior to access.

SHW and the vendor accept no liability for any injury, loss or damage sustained during inspection of the property. All parties must follow any on-site health and safety instructions at all times.

VIEWINGS – 020 8662 2700

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk

Richard Plant

t: 07850 584240

e: rplant@shw.co.uk



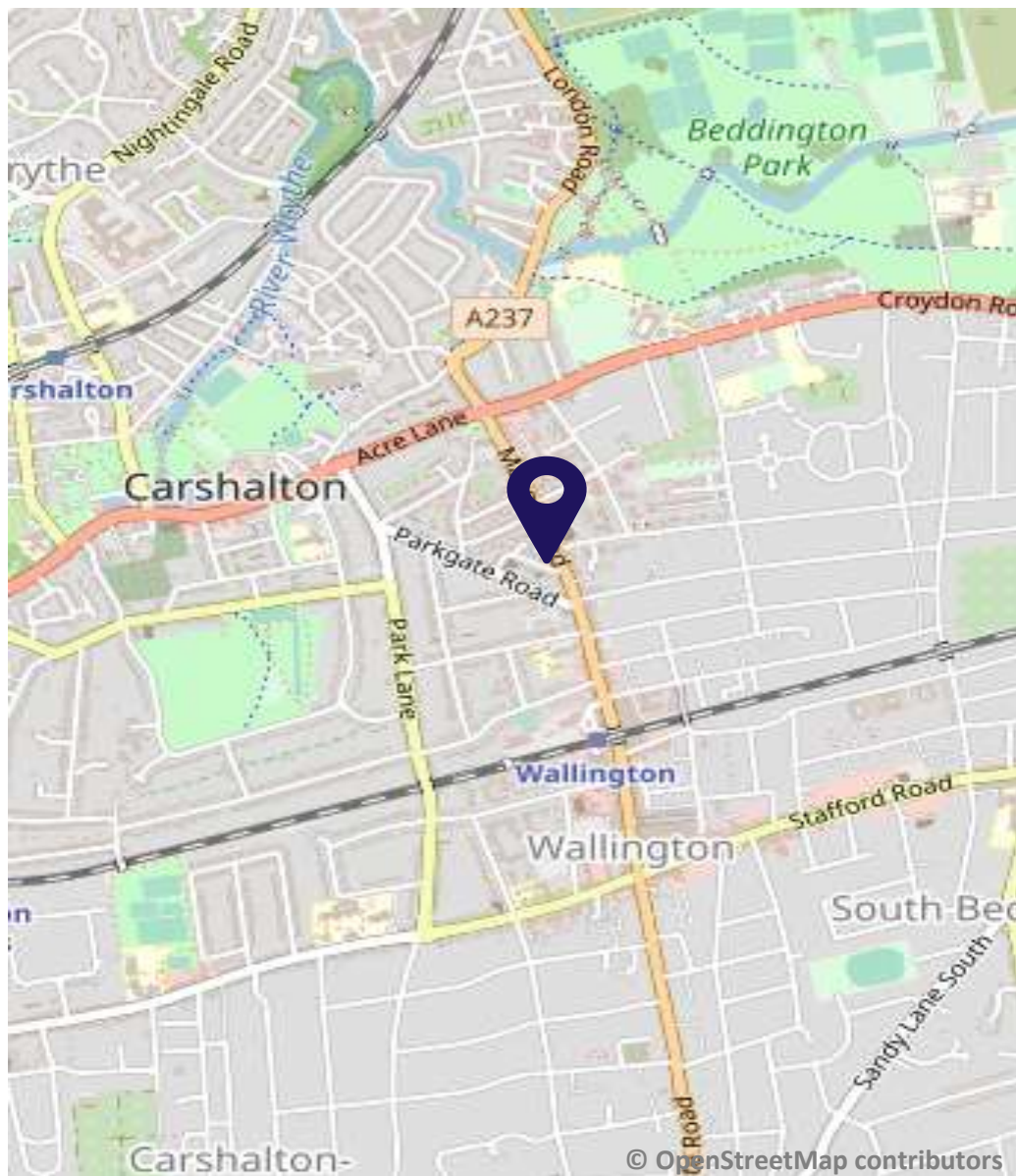
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