



**LAND AT ALL SAINTS ROAD
WIMBLEDON, LONDON SW19**

Guide Price £395,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8545 0591
www.csj.eu.com
info@csj.eu.com



THE LOCATION

The site is situated on and fronts All Saints Road, a residential street located approximately 0.6 miles to the Centre of Wimbledon.

South Wimbledon Underground Station (NL) 0.5 miles

Haydons Road BR Station (Thameslink) 0.5 miles

THE DESCRIPTION

Freehold parcel of land available for sale

The site is L shaped and cleared ready for construction to begin.

The current owners acquired the opportunity in 2017 and went on to successfully amend the planning consent at the time to remove the basement.

As the property no longer fits into the clients ongoing build program they are now seeking to dispose of the asset



THE PLANNING

Merton Council granted planning on 27 November 2018 under ref: 18/P3081 for.....

Erection of a two storey detached two bedroom dwelling house with first floor home office / study

A further application ref: 19/P2042 was submitted to discharge the conditions and this was granted on 4th October 2019.

A previous application was also granted in December 2016 ref: 16/P4067 for a two storey dwelling with accommodation in the basement



THE ACCOMMODATION

The current proposal provides a new 72.4 Sq m dwelling comprising

Ground floor (65 Sq m) lounge, kitchen, 2 bedrooms, bathroom and 19 Sq m garden

First floor (7.4 Sq m) Home office / study with 5 Sq m terrace

THE PRICE

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THE VAT

We understand the property is not elected for VAT

THE LEGALS

Each party are responsible for their own legal expenses

THE VIEWING

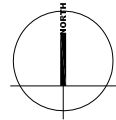
The site can be viewed unaccompanied from the roadside

THE SMALL PRINT

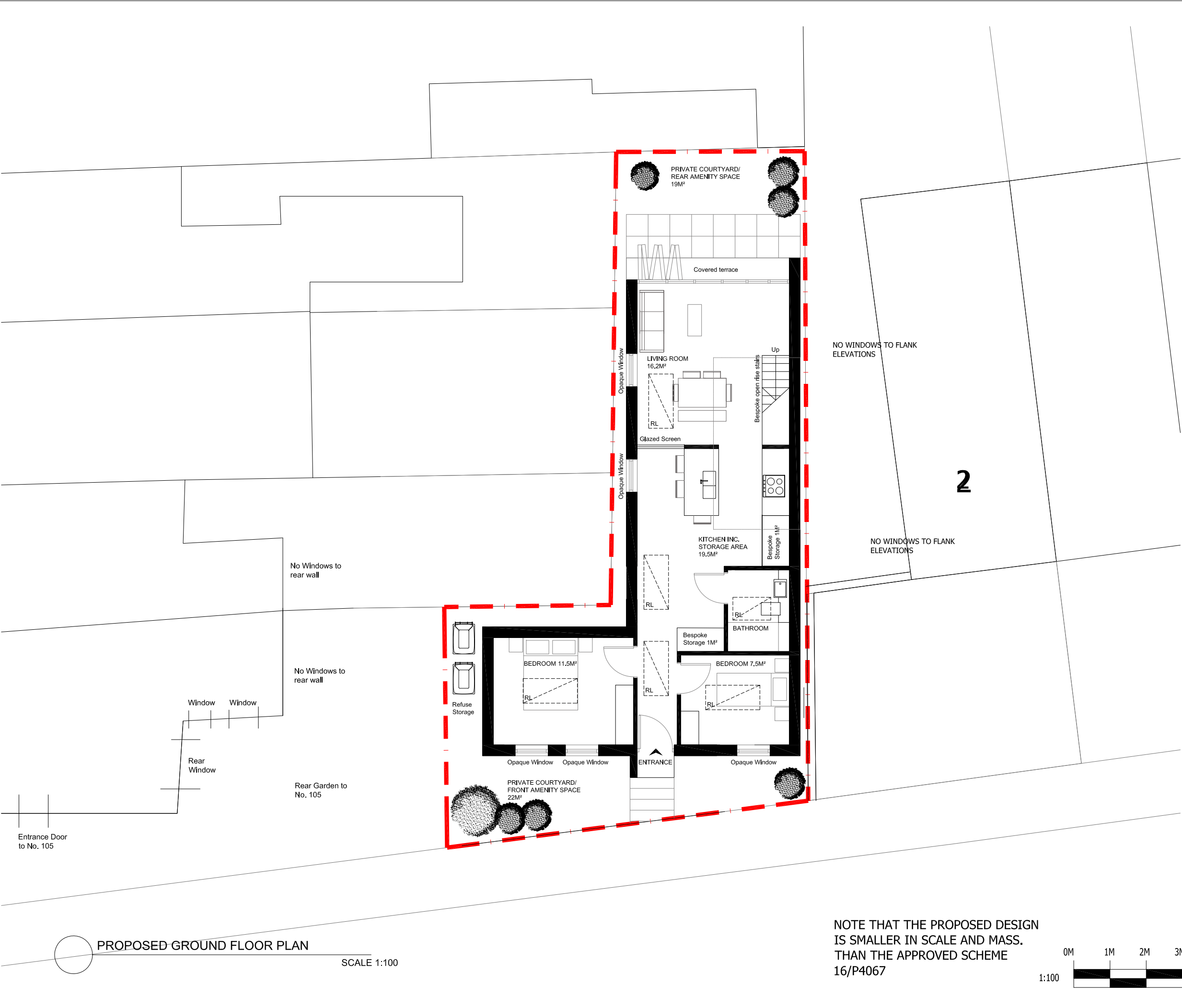
Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

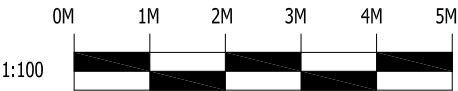
DO NOT SCALE from this drawing
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work, or making any shop drawings.



GROUND FLOOR GIA = 65M2



NOTE THAT THE PROPOSED DESIGN
IS SMALLER IN SCALE AND MASS.
THAN THE APPROVED SCHEME
16/P4067



Rev E	PLANNING ISSUE	28.08.18
Rev D	PLANNING ISSUE	01.08.18
Rev C	CLIENT COMMENT	24.07.18
Rev B	PLANNING ISSUE	04.05.18
Rev A	CLIENT ISSUE	05.04.18
Rev	Description	Date

Client
Cannonside Ltd

Job title
All Saints Road
South Wimbledon
SW19

Drawing title
PROPOSED GROUND
FLOOR PLAN

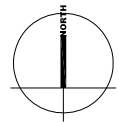
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PLANING ISSUE

INFORMATION ONLY

Drawing No	REV E
0051-P-103	

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16/P4067

THE DESIGN MEETS THE
NATIONALLY DESCRIBED SPACE
STANDARD AT 70M2 (2B 3P - OVER
TWO FLOORS).

THE DESIGN IS ONLY FOR THE FIRST
FLOOR ELEMENT TO ACCOMMODATE
AN OFFICE SPACE
TO CREATE LIVE/WORK AREA. THIS
DESIGN BEING A VIABLE SOLUTION
DUE TO YOUNG PROFESSIONALS
REQUIRING SMALLER BESPOKE
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FIRST FLOOR ONLY BEING 7.4M2
GIA
(1.8M WIDE & 4.1M DEPTH)

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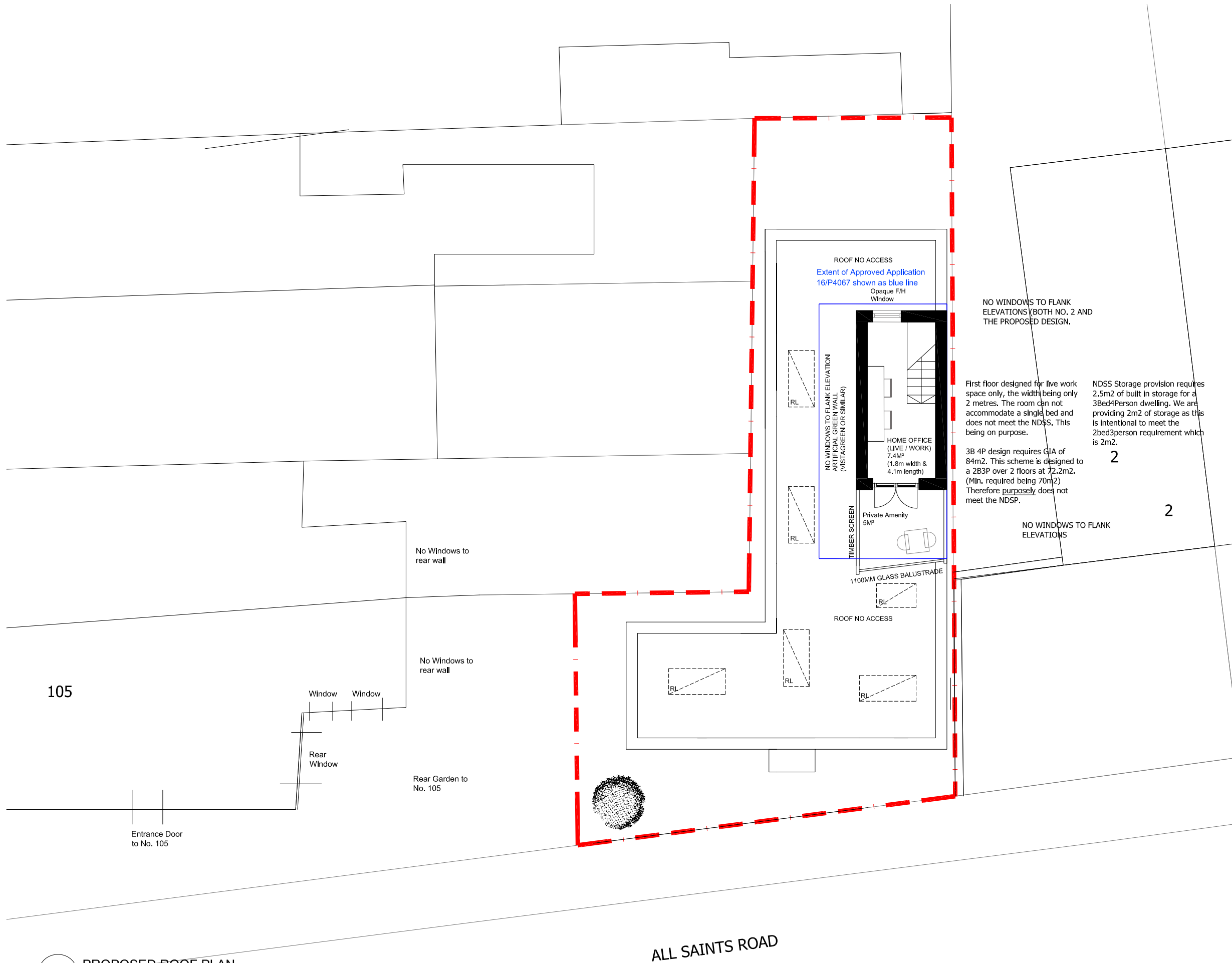
Drawing title
PROPOSED ROOF PLAN

Scale	Date	Drawn
1:100 @ A3	04.17	PR

PLANNING ISSUE

INFORMATION ONLY

Drawing No	REV E
0051-P-104	



105

Window Window
Rear Window

Entrance Door
to No. 105

No Windows to
rear wall

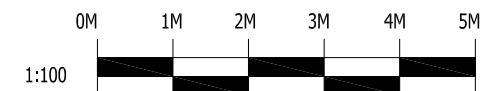
No Windows to
rear wall

Rear Garden to
No. 105

ALL SAINTS ROAD

PROPOSED ROOF PLAN

SCALE 1:100

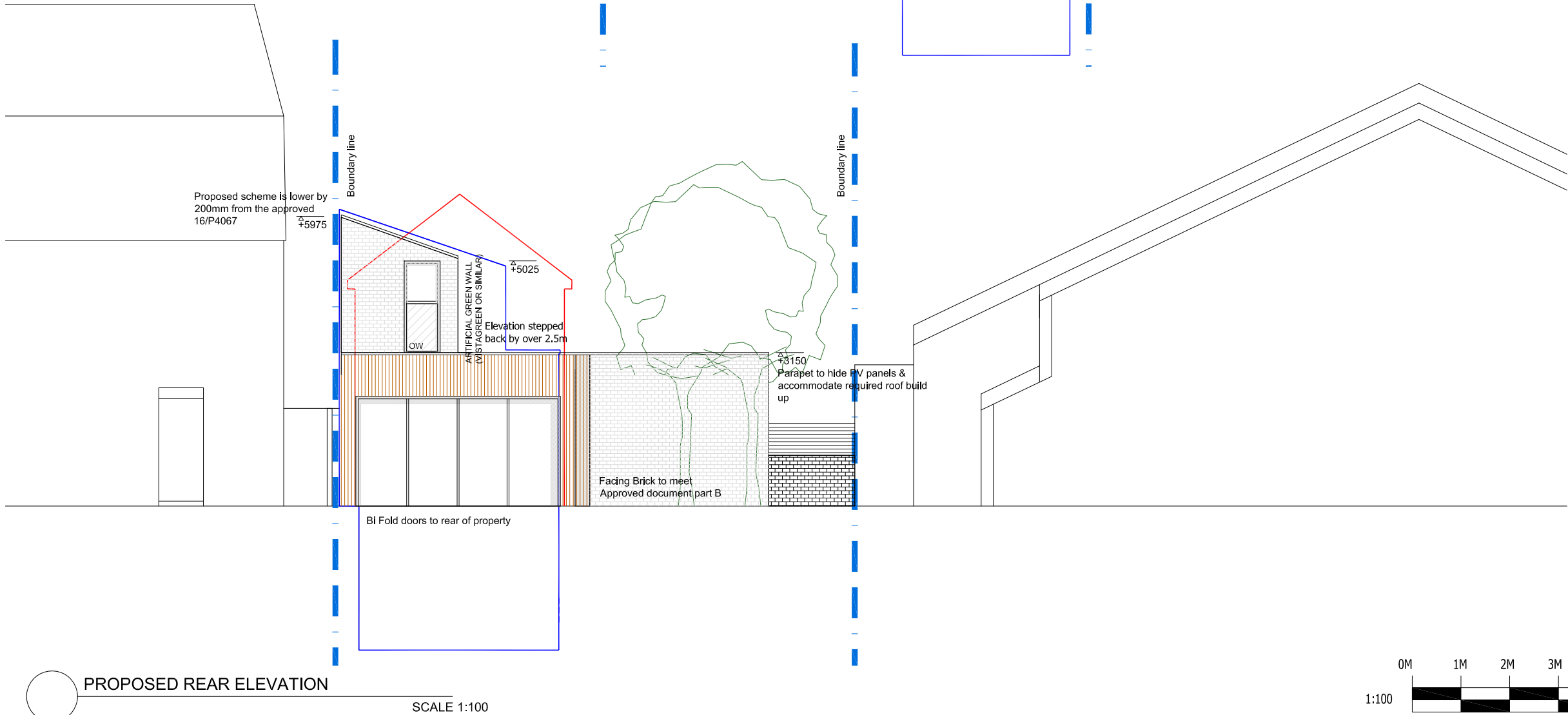
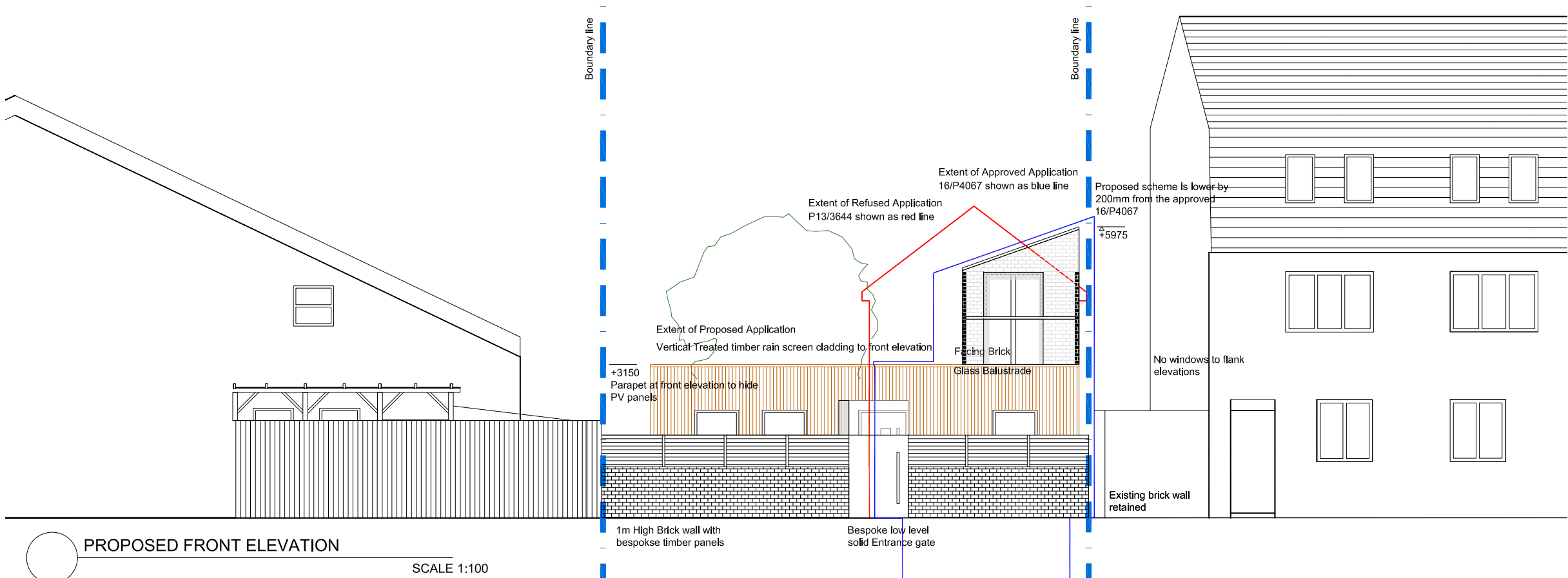


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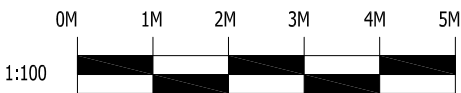
Drawing title
PROPOSED FRONT &
REAR ELEVATIONS

Scale	Date	Drawn
1.100 @ A3	04.18	PR

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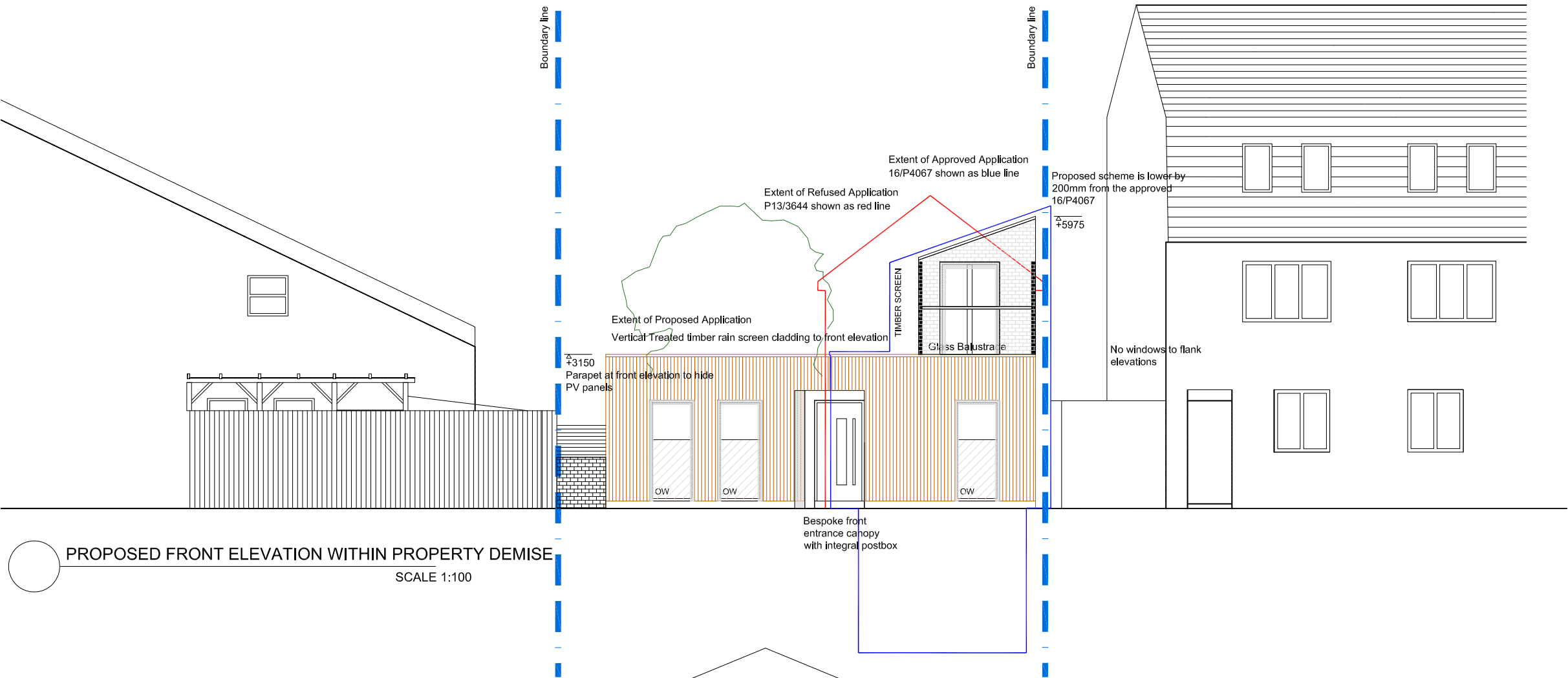


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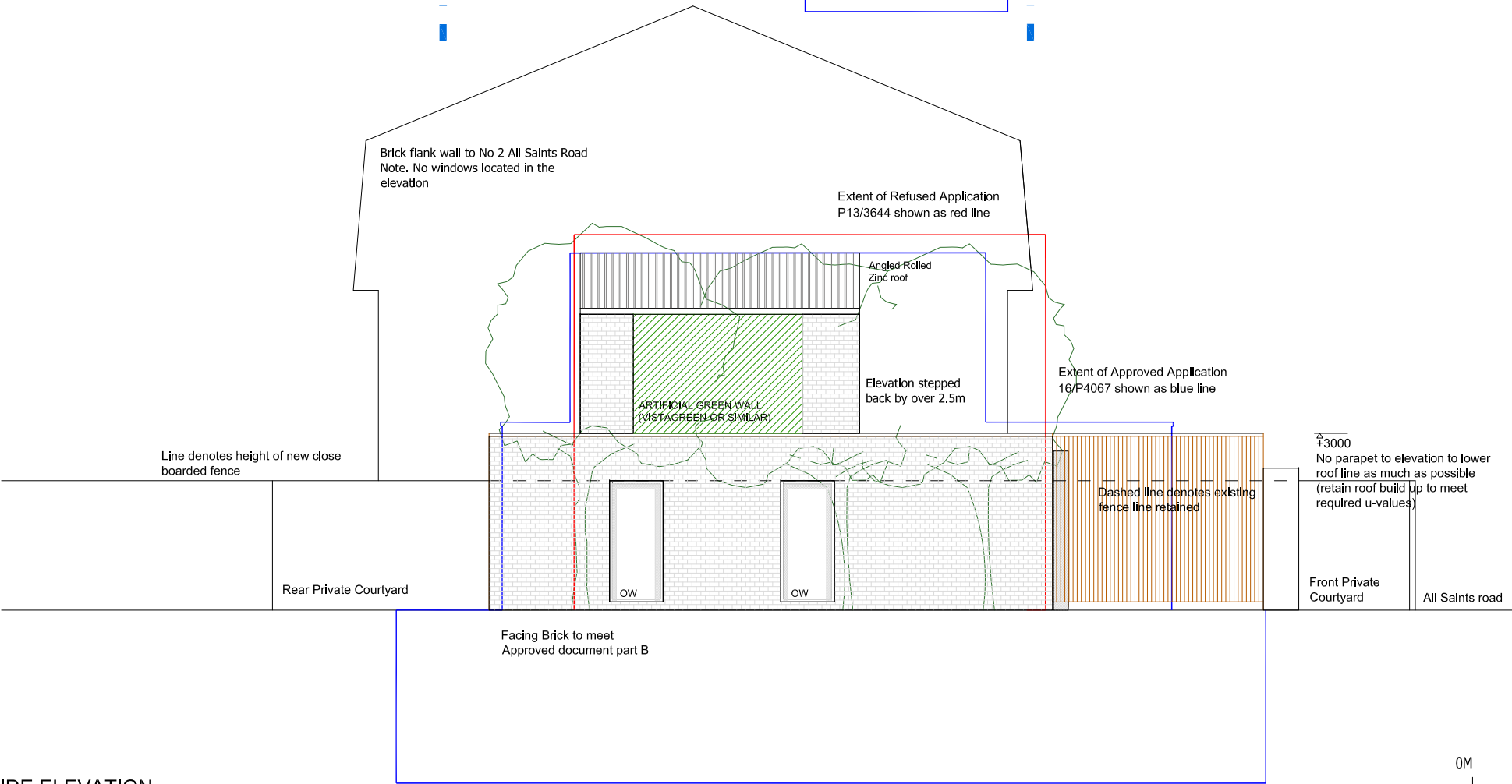
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PROPOSED FRONT ELEVATION WITHIN PROPERTY DEMISE
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



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PROPOSED FRONT &
SIDE ELEVATION

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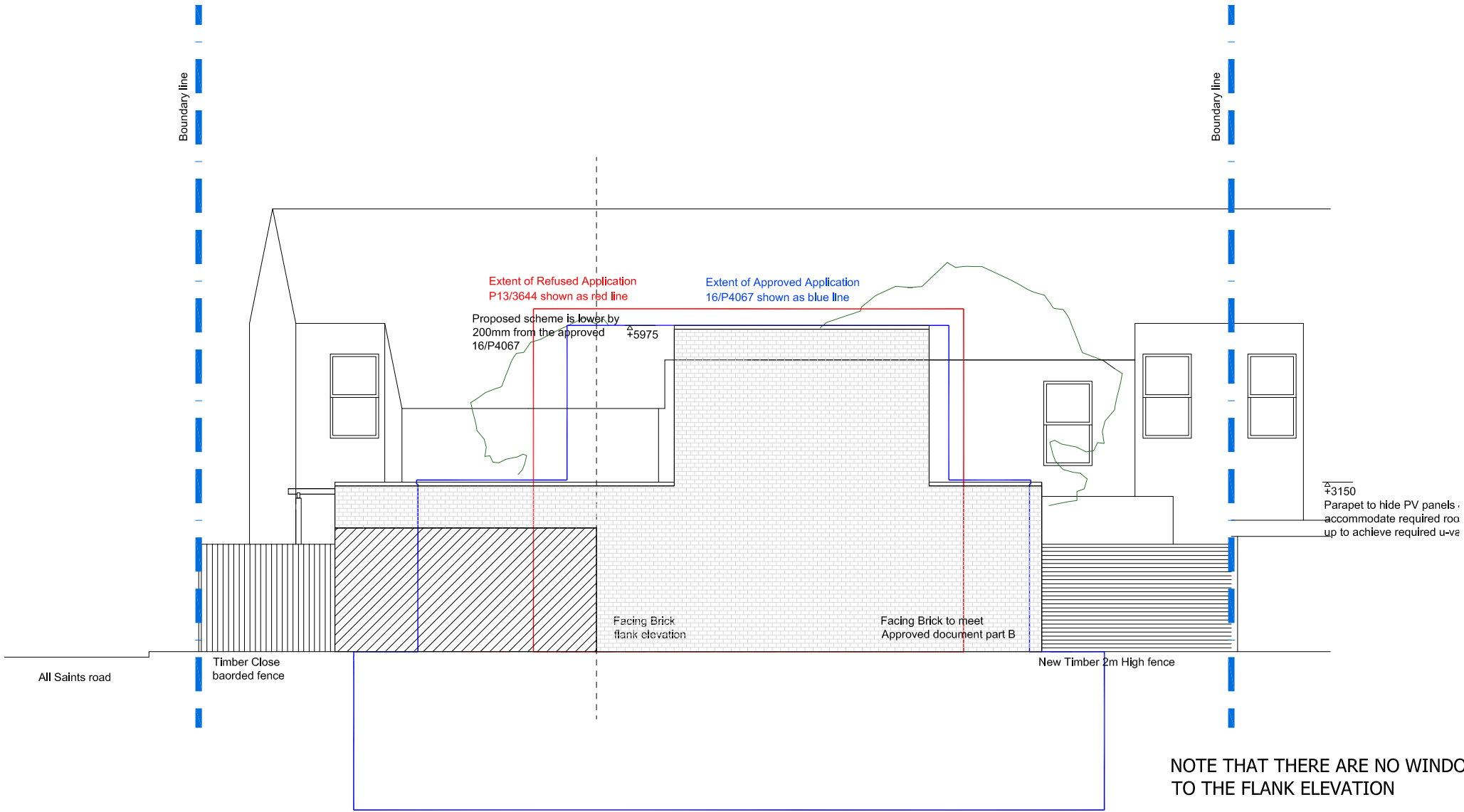
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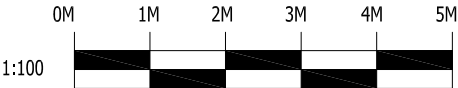


Dashed line denotes that the flank wall will only be partially visible from All Saints road above the existing retained wall.
Hatch denotes the existing retained brick wall in the foreground

NOTE THAT THERE ARE NO WINDOWS
TO THE FLANK ELEVATION

SIDE ELEVATION

SCALE 1:100



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Drawing title
PROPOSED SIDE
ELEVATION

Scale	Date	Drawn
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PLANNING ISSUE

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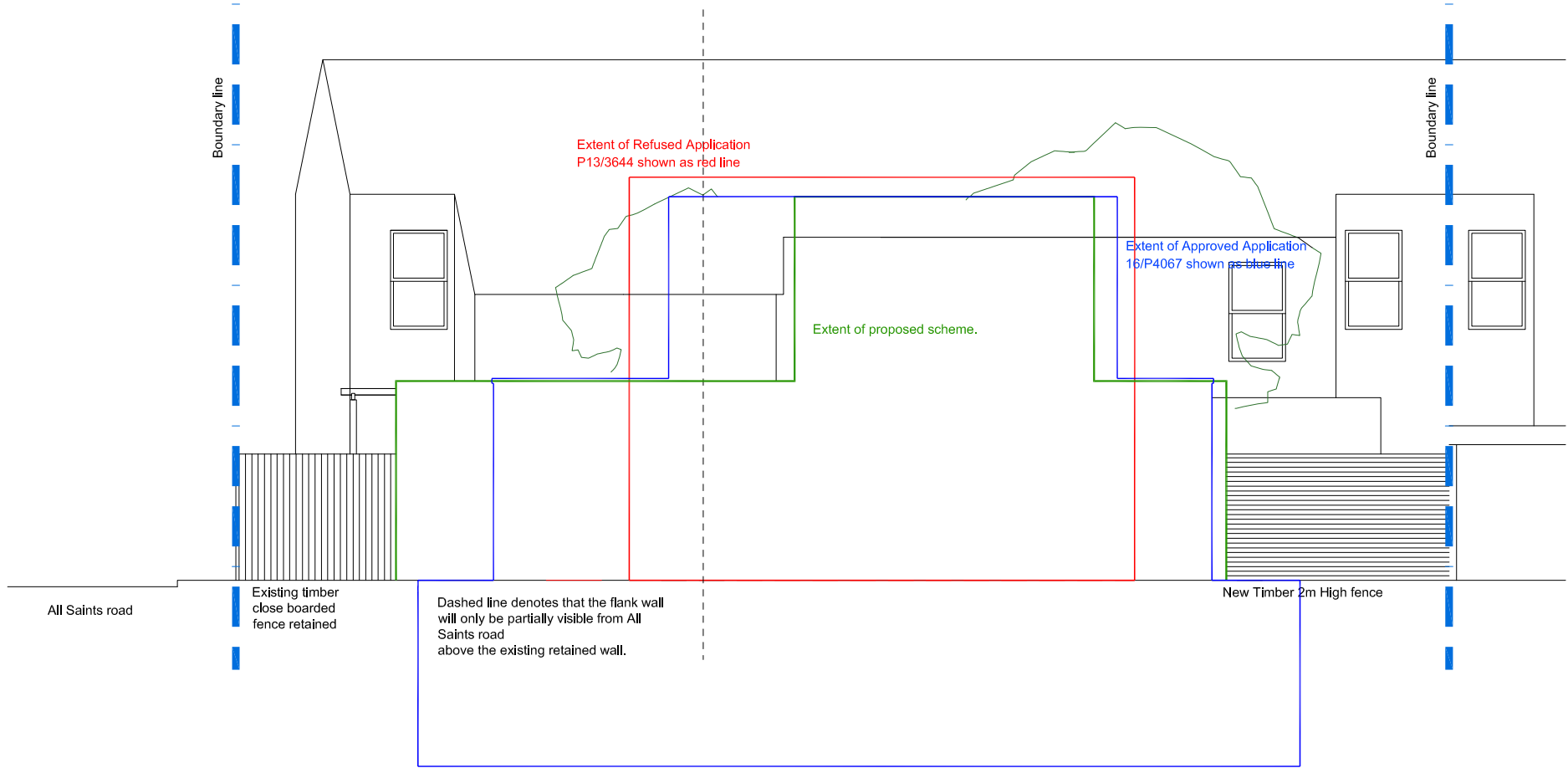
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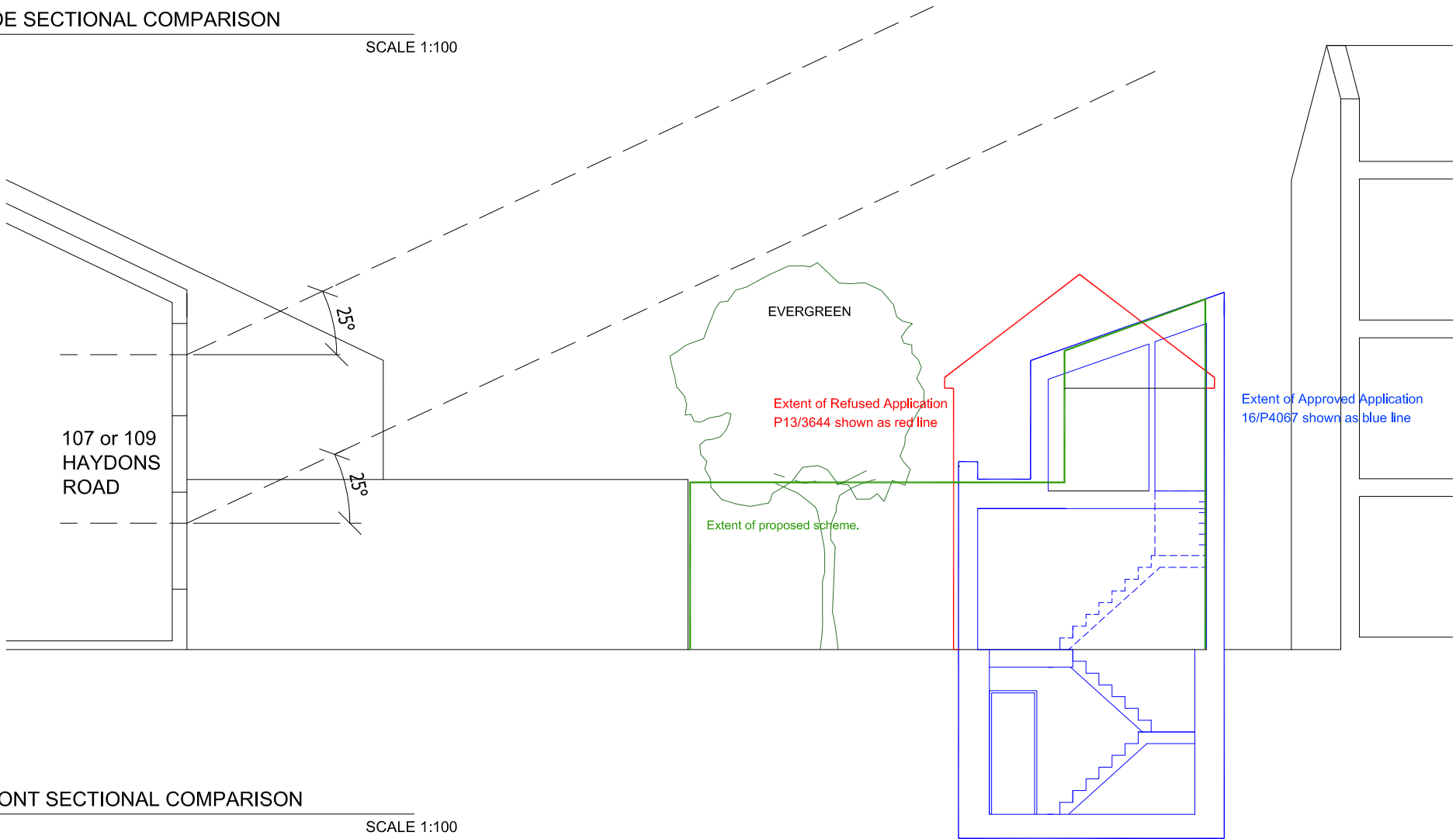
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SIDE SECTIONAL COMPARISON
SCALE 1:100



FRONT SECTIONAL COMPARISON
SCALE 1:100



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PROPOSED SECTION
COMPARISONS

Scale	Date	Drawn
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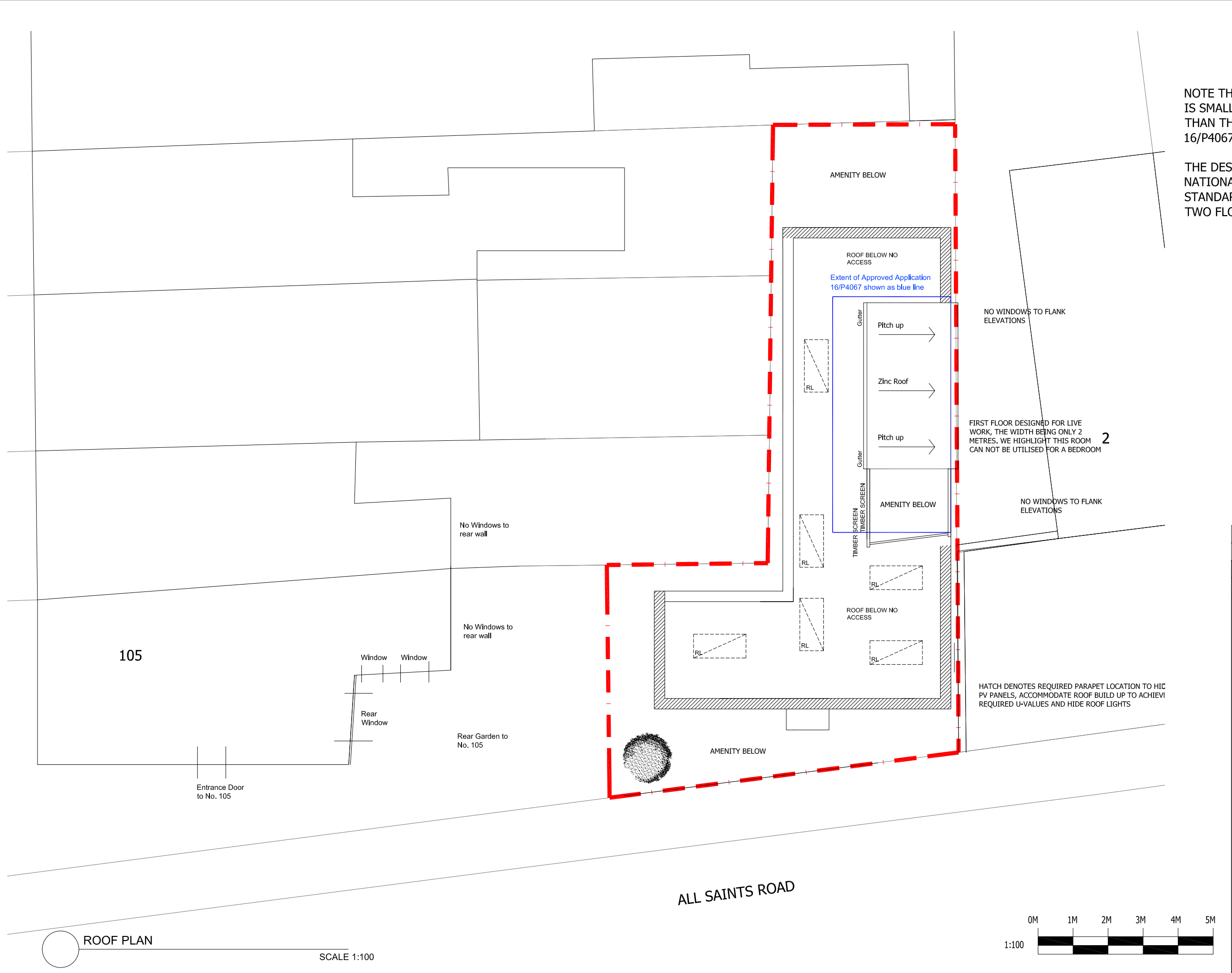
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PROPOSED ROOF PLAN

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0051-P-109	

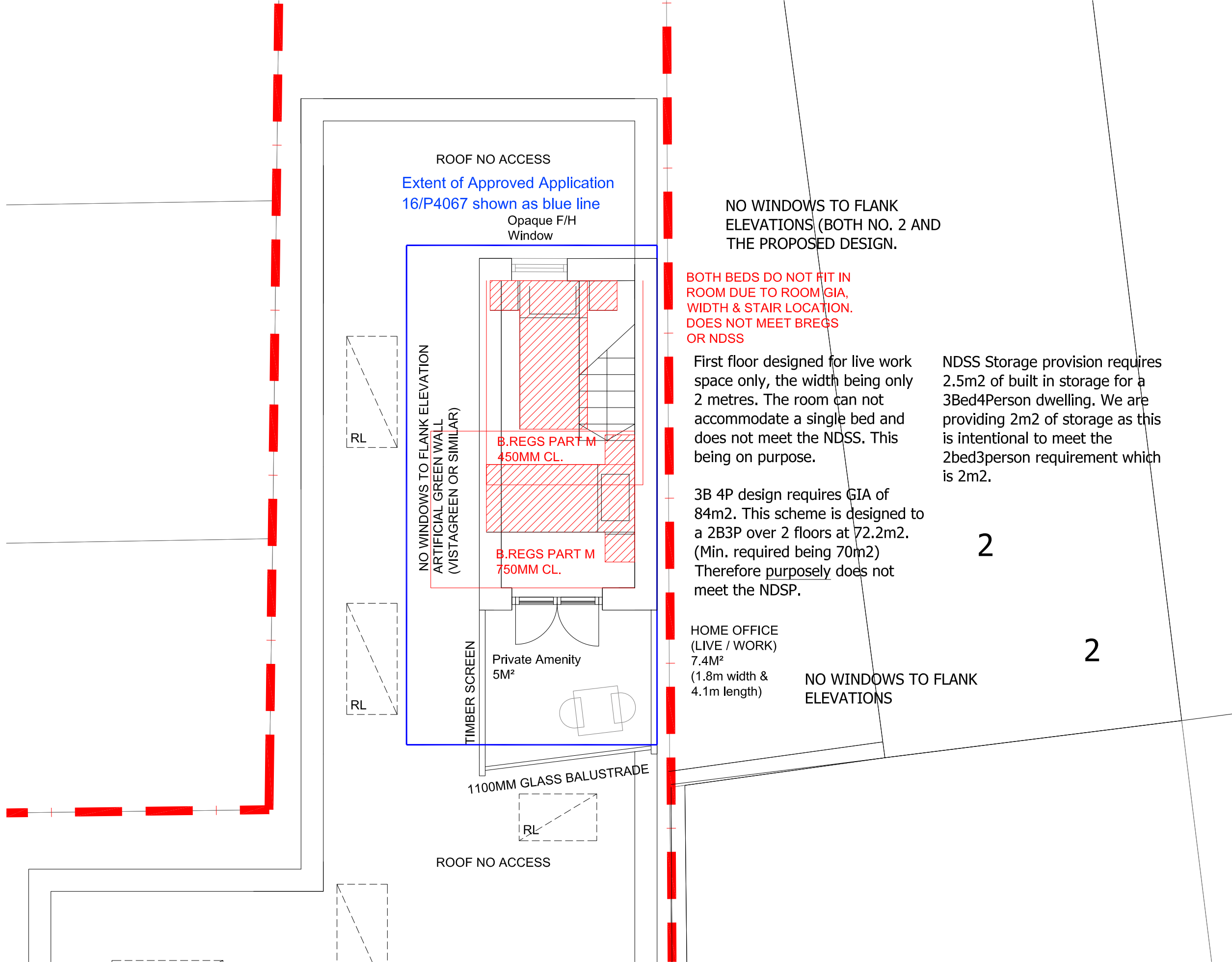
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Drawing title FIRST FLOOR NDSS INFO		
Scale 1.50 @ A3	Date 04.17	Drawn PR
PLANNING ISSUE		
INFORMATION ONLY		
Drawing No 0051-P-110		REV C