



**NEW CLOSE  
COLLIERS WOOD,**  
*Offers in excess of £700,000 Freehold*



## 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

Password: new3

