



BYARDS MEWS, 216 ROWAN ROAD, STREATHAM SW16 5HX

Summary

- Vacant, cleared, freehold site extending to circa 0.4 acres
- Planning permission for 9 x 4 bedroom houses for open market sale
- Located near Streatham Common train station in the London Borough of Merton
- Offers invited in the region of £2,000,000 for the freehold interest

Description

The existing property comprises a cleared vacant site of circa 0.4 acres.

Access to the site is currently taken via Byards Croft.

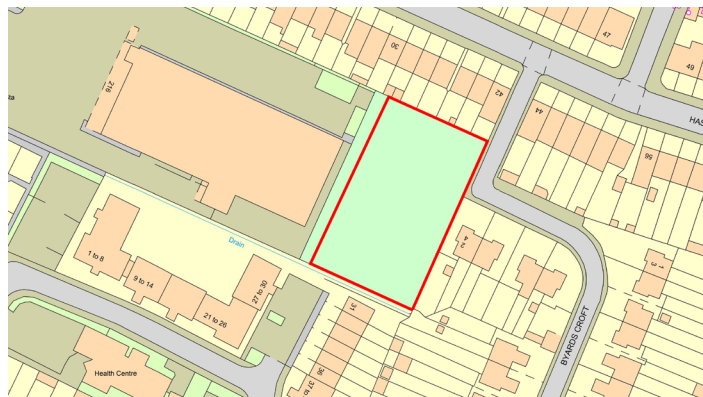
The property development will comprise 9 x family homes, within a private cul-de-sac.

Location

The property is located off Byards Croft in Streatham, London Borough of Merton.

The immediate area is predominantly residential with a Lidl supermarket located adjacent to the subject site.

Streatham Common train station is located 0.6 miles from the site providing frequent services into London.





Approved Accommodation Schedule			
Unit	Description	GIA ft²	GIA m²
1	4 Bedroom End of Terrace House	1,238	115
2	4 Bedroom Mid Terrace House	1,238	115
3	4 Bedroom Mid Terrace House	1,238	115
4	4 Bedroom Mid Terrace House	1,335	124
5	4 Bedroom Mid Terrace House	1,335	124
6	4 Bedroom Mid Terrace House	1,335	124
7	4 Bedroom Mid Terrace House	1,238	115
8	4 Bedroom Mid Terrace House	1,238	115
9	4 Bedroom End of Terrace House	1,238	115
Total		11,431	1,062

Planning and Development Potential

Planning permission was granted on 20th June 2024 (under reference: 24/P0712) for the erection of 9 x 4 bedroom houses across 2-storeys with roof accommodation.

The proposed development will provide 11,431ft² of residential accommodation with each house benefiting from private rear gardens, 1 parking space each and cycle storage.

All of the houses are for open market sale with no Section 106 obligation.

A CIL payment of £260,227 will be payable.



Tenure

The property will be sold freehold with vacant possession.

VAT

We understand the property is not elected for VAT.

Terms

Offers invited in the region of £2,000,000 for the freehold interest.

Contact

To discuss any aspect of this property or the disposal process, please contact the sellers sole agent:

Jordan Oldfield 020 7183 2529
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