



# PHOENIX HOUSE

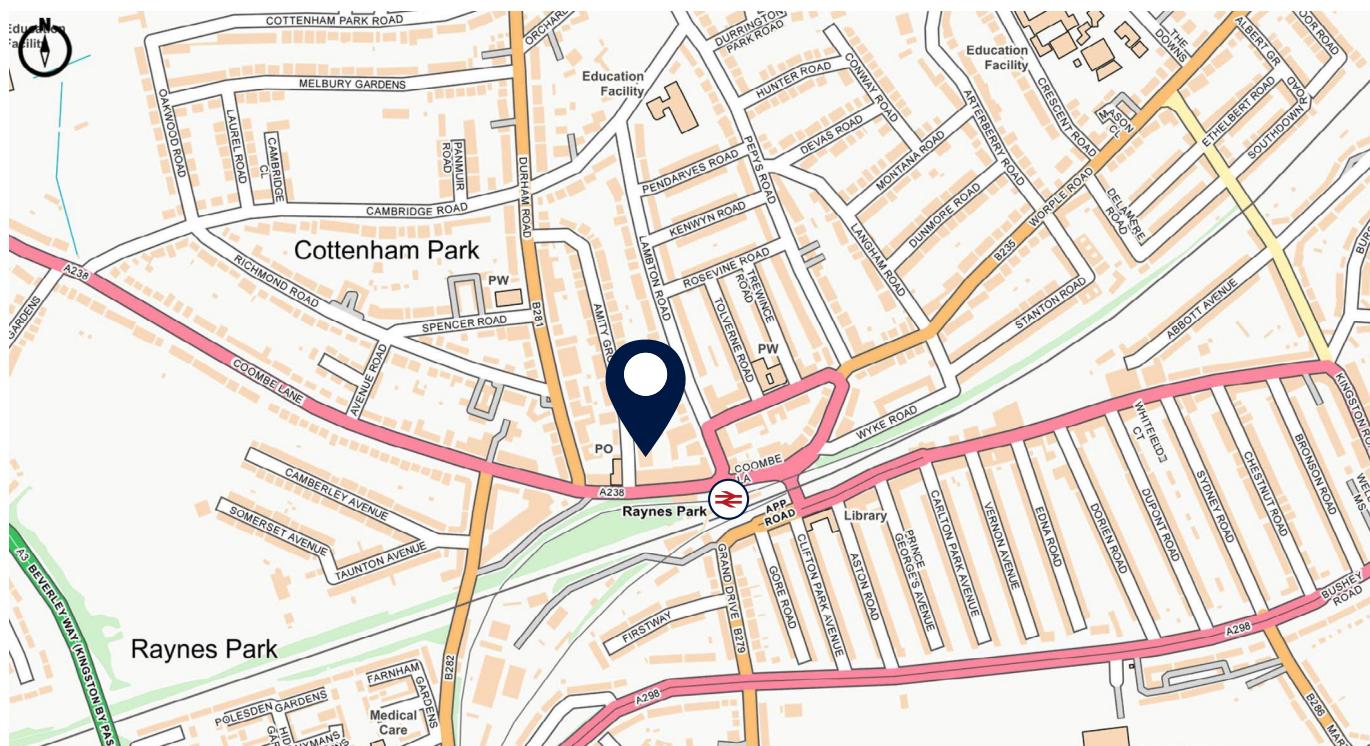
**2a Amity Grove, Raynes Park,  
London, SW20 0LJ**

South West London Residential  
Development Opportunity

**savills**

## EXECUTIVE SUMMARY

- Residential development opportunity in Raynes Park, south west London
- 0.09 acre (0.036 hectare) site comprising a 1960s 3-storey office building fronting Amity Grove with car parking to the rear
- The property benefits from planning permission for 17 residential units in total, across 4 separate permissions:
  - Prior Approval for conversion of the office space to 11 residential units
  - An additional floor to create 3 residential units
  - Erection of a two storey building to the rear comprising 3 residential units
  - Alterations to facade
- Combined Net Saleable Area of approximately 8,195 sq ft (761 sq m)
- Approximately 150 metres north west of Raynes Park station providing National Rail services direct to London Waterloo in 21 minutes
- For sale freehold with vacant possession



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## LOCATION

The site is located in Raynes Park in the London Borough of Merton. The surrounding area is predominantly residential, characterised by semi-detached and terraced houses.

The property has excellent public transport connections as indicated by its PTAL rating of 5. The site is situated at the southern end of Amity Grove, 150 metres from Raynes Park station. Direct services run to London Waterloo (21 minutes), via Clapham Junction (11 minutes) and Vauxhall (16 minutes) which provides an interchange to the London Underground (Victoria Line). Wimbledon station is also located on the same line (3 minutes) and provides an interchange to the District Line and Tram services to Croydon.

In addition, the site is also well served by multiple bus routes along Coombe Lane, providing services to Putney, Wimbledon and Kingston.

A range of local amenities are located in close proximity along Coombe Lane, including Waitrose, Co-op and Boots, along with a number of independent restaurants and retailers. Wimbledon Town Centre is located 2.4 km (1.5 miles) to the north east and offers an extensive range of retail and leisure amenities including the Centre Court shopping centre, Elys department store and Odeon Cinema.

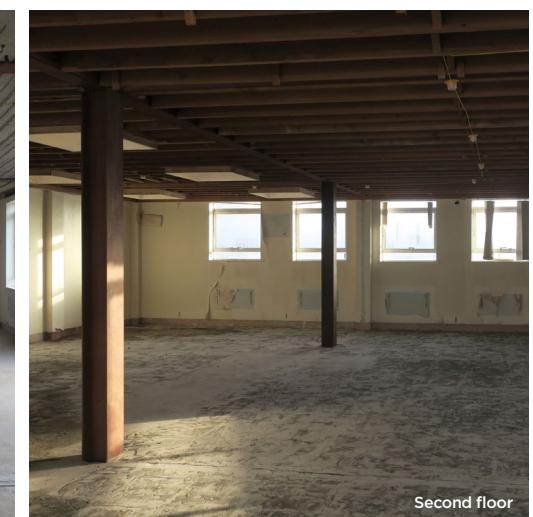
## DESCRIPTION

The broadly rectangular site extends to 0.09 acres (0.036 hectares).

Phoenix House comprises an existing three storey commercial building fronting Amity Grove with car parking to the rear. The existing building is currently vacant, but was previously used as offices.

The office has been stripped out and asbestos removed.

The site is bound by residential properties to the north, various retail units fronting Coombe Lane to the south, Raynes Park Health Centre to the east and Amity Grove to the west.



## PLANNING

The property falls within the jurisdiction of the London Borough of Merton and is not listed and does not fall within a conservation area.

The property benefits from the following four planning permissions:

### Ref. 17/P4083 - granted 31 January 2018

- Prior approval in respect of the proposed change of use of office space (Class B1a) to provide **11 residential units** (Class C3).

### Ref. 19/P1966 - granted 25 November 2019

- Erection of an additional floor to create **3 x 1 bed flats**, external alterations to façade including cladding, addition to balconies, reconstruction of plant room on roof, amendments to door and window openings, landscaping and associated works in connection with LBM REF. 17/P4083 for the prior approval for change of use of office space (Class B1a) to provide 11 residential units (Class C3).

### Ref. 18/P4148 - granted 14 October 2019

- Erection of a 2 storey building comprising of **3 x residential units** with associated landscaping and cycle parking.

### Ref.18/P4363 - granted 14 January 2019

- External **alterations to façade** including cladding, addition of balconies, reconstruction of plant room on roof, amendments to door and window openings, landscaping and associated works in connection with LBM REF. 17/P4083 for the prior approval for change of use of office space (Class B1a) to provide 11 residential units (Class C3).



UNIT	FLOOR	TYPE	NSA (SQ M)	NSA (SQ FT)	GIA (SQ M)	GIA (SQ FT)
Ref. 17/P4083 - PD						
Flat 1	G	1 Bed	48.4	521		
Flat 2	G	Studio	33.8	364		
Flat 3	G	1 Bed	35.9	386		
Flat 4	G	Studio	41.4	446		
Flat 5	1	1 Bed	47.4	510		
Flat 6	1	Studio	40.4	435		
Flat 7	1	Studio	32.1	346		
Flat 8	1	Studio	33.8	364		
Flat 9	2	1 Bed	47.4	510		
Flat 10	2	1 Bed	48.8	525		
Flat 11	2	1 Bed	46.3	498		
<b>Sub-total</b>			<b>455</b>	<b>4,906</b>	<b>606</b>	<b>6,523</b>
Ref. 19/P1966 - Additional Floor						
Flat 12	3	1 Bed	54.9	591		
Flat 13	3	Studio	40.7	438		
Flat 14	3	1 Bed	50.7	546		
<b>Sub-total</b>			<b>146</b>	<b>1,575</b>	<b>184</b>	<b>1,981</b>
Ref. 18/P4148 - Rear Building						
Flat 15	G	1 Bed	50	538		
Flat 16	G	1 Bed	50.1	539		
Flat 17	1	1 Bed	59.2	637		
<b>Sub-total</b>			<b>159</b>	<b>1,715</b>	<b>168</b>	<b>1,808</b>
<b>Total</b>			<b>761</b>	<b>8,195</b>	<b>958</b>	<b>10,312</b>

## CIL & S106

The development will be subject to Mayoral CIL at a rate of £60 per sqm and London Borough of Merton CIL at a rate of £220 per sqm for residential, subject to inflation using the national All-In Tender Price Index of constructions costs published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors.

The total CIL liability due is £128,030.18 and is split as follows:

- 18/P/4148 rear building - £59,256.90
- 19/P/1966 additional floor - £68,773.28

Planning permissions 18/P/4148 (rear building) and 19/P/1966 (additional floor) are subject to S106 agreements which are available on the dataroom. No financial contributions are due except for an agreement to pay the Council reasonable costs in respect of the preparation and monitoring of the agreement.



## TITLE & TENURE

The site is for sale freehold with vacant possession.

## METHOD OF SALE

The site will be sold by way of informal tender (unless sold prior). Offers are sought for the freehold interest.

## VAT

We understand that the property is not elected for VAT.

## VIEWINGS

Internal viewings are strictly by appointment; please contact the sole selling agents to make an appointment.



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## FURTHER INFORMATION

Further information including technical and legal documentation is available at:

[www.savills.co.uk/phoenixhouse](http://www.savills.co.uk/phoenixhouse)

## CONTACT

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