



**102 - 104 ROSE HILL  
SUTTON, LONDON SM1 3HB**

***Guide Price £2,400,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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## DESCRIPTION

Cleared rectangular building plot with planning consent for a residential development

Site extends to approximately 0.243 acres

## LOCATION

The site is located overlooking the green spaces of Rose Hill Park and recreation ground offering pleasant views for the new apartments.

Closest BR station is St Helier 0.6 miles with both Southern & Thameslink services operating.

The site is very well served by the bus network. Bus service nos. 151 (Wallington and Worcester Park), 154 (West Croydon and Morden), 164 (Sutton and Wimbledon), 280 (St Georges Hospital, Tooting and Belmont) and the night bus network N44 (London Aldwych and Sutton)

Sutton Town Centre is 0.9 miles away and Wimbledon Town Centre 2.8 miles

## PLANNING

The London Borough of Sutton granted permission on 19/02/2023 ref:DM2022/00615 for.....

Demolition of existing buildings and erection of a part two, part three and part five storey building containing 17 flats along with parking, cycle/refuse stores and hard and soft landscaping.

## CIL & S106

CIL Liability is £260,000

S106 - Requirement for early and a late stage review - a full signed copy is available on request



## SERVICES

Not checked

## LEGAL EXPENSES

Each party are responsible for their own legal expenses

## TERMS

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SPV sale or Asset

## VAT

Company is elected for VAT - Land sale only VAT is applicable at current rate - SPV purchase VAT N/A

## VIEWING

The site is visible from the roadside, Internal access is by appointment only

Contact Sole Agents Christopher St James 020 8545 0591

## THE SMALL PRINT

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