



**32 / 34 TAYLOR ROAD  
WALLINGTON, SURREY SM6 0AX**  
*offers over £720,000 Freehold*



**CHRISTOPHER ST. JAMES**  
Residential / Commercial / Land & Development

**020 8545 0591**  
**[www.csj.eu.com](http://www.csj.eu.com)**  
**[info@csj.eu.com](mailto:info@csj.eu.com)**





## THE LOCATION

Taylor Road is a residential location close to Wallington High Street with many shops bars and restaurants.

Wallington Rail Station is 0.4 miles away offering services to London Bridge in less than 30 minutes

## THE DESCRIPTION

Existing detached bungalow beneath a pitched roof with off street parking and attached garage. Plot extends to 494 Sq m

## THE POTENTIAL

Sutton Council granted planning on 7th October 2021 ref: DM2021/00825 for ...

Demolition of the existing dwelling and erection of two semi detached houses with off street parking and hard and soft landscaping.

The proposed dwellings are semi detached with four bedrooms at 174 Sq m GIA each (161 Sq m NET)

CIL Estimated £21,000

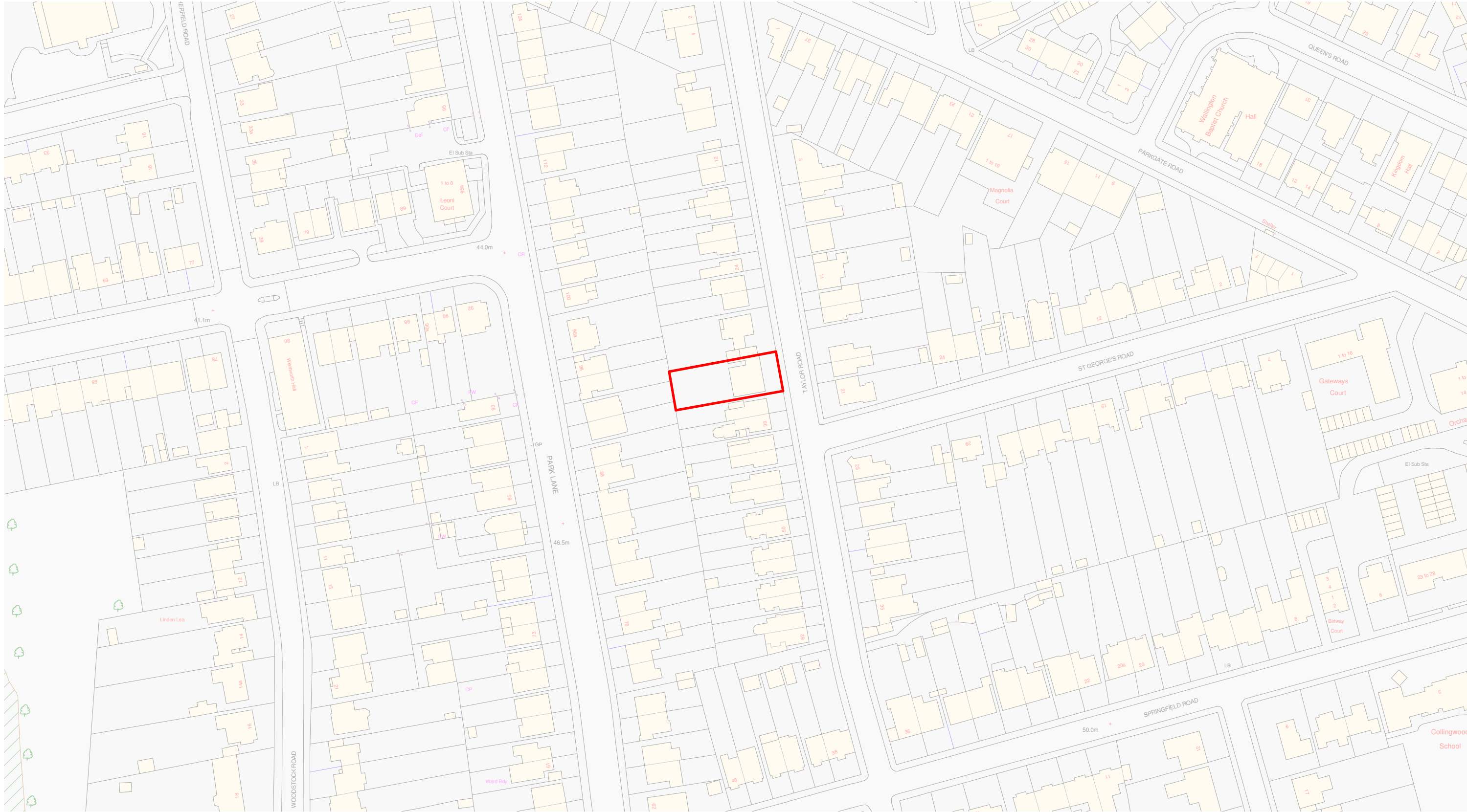
## THE PRICE

Offers in excess of £720,000 are invited

## 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.



1

Site Location Plan  
Scale: 1 : 1250

Rev.	Description	Date	By
P 1	Planning issue	05.03.2021	GT

 Property Boundary

NOTES:  
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PROJECT No:  
21.021  
STATUS  
Planning  
DRAWN  
GT  
CHECKED  
JW  
DATE  
05.03.2021

CLIENT  
HSS Limited  
PROJECT TITLE  
Taylor Road, Wallington  
DRAWING NAME  
Site Location Plan  
DRAWING NO.  
21.021-SA-ZZ-SP-DR-A-00-01-P1

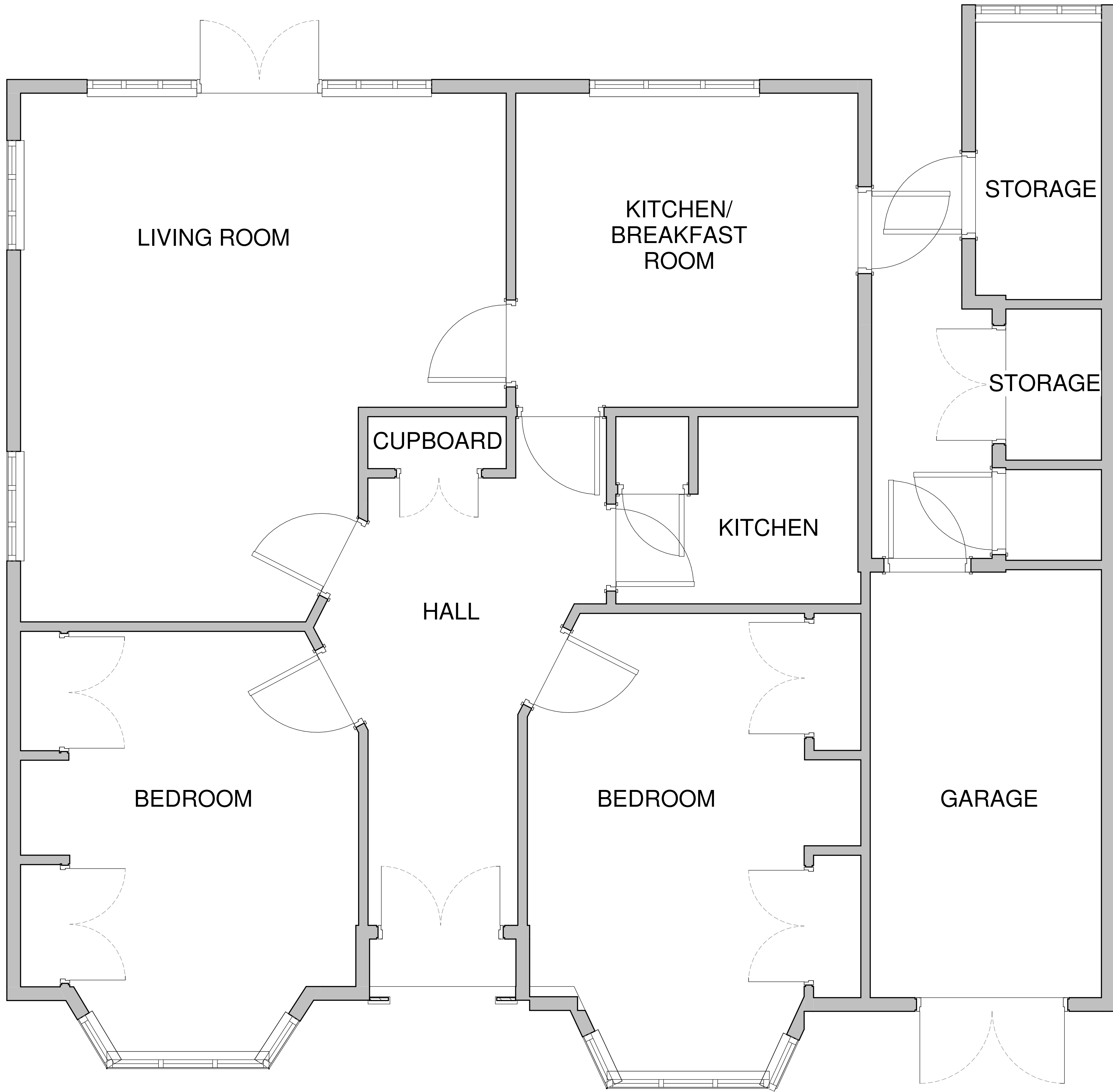


1 : 1250 @A3



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3/22/2021 4:10:56 PM



1 00 - Existing Ground Floor Plan  
1 : 25

Key PlanA1

CDM

Notes

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Rev.	Description	By	Date
P01	First Issue		07.05.2021

CLIENT  
**HSH Group Limited**

PROJECT TITLE  
**Taylor Road**

DRAWING NAME  
**Existing - Ground Floor Plan**

STATUS  
**Planning**

DRAWING NO.  
**21.021-SA-ZZ-00-DR-A-00-02**

SCALE@A1  
**1 : 25**

DATE  
**07.05.2021**

ORIGINATOR  
**GT**

CHECKED  
**JW**

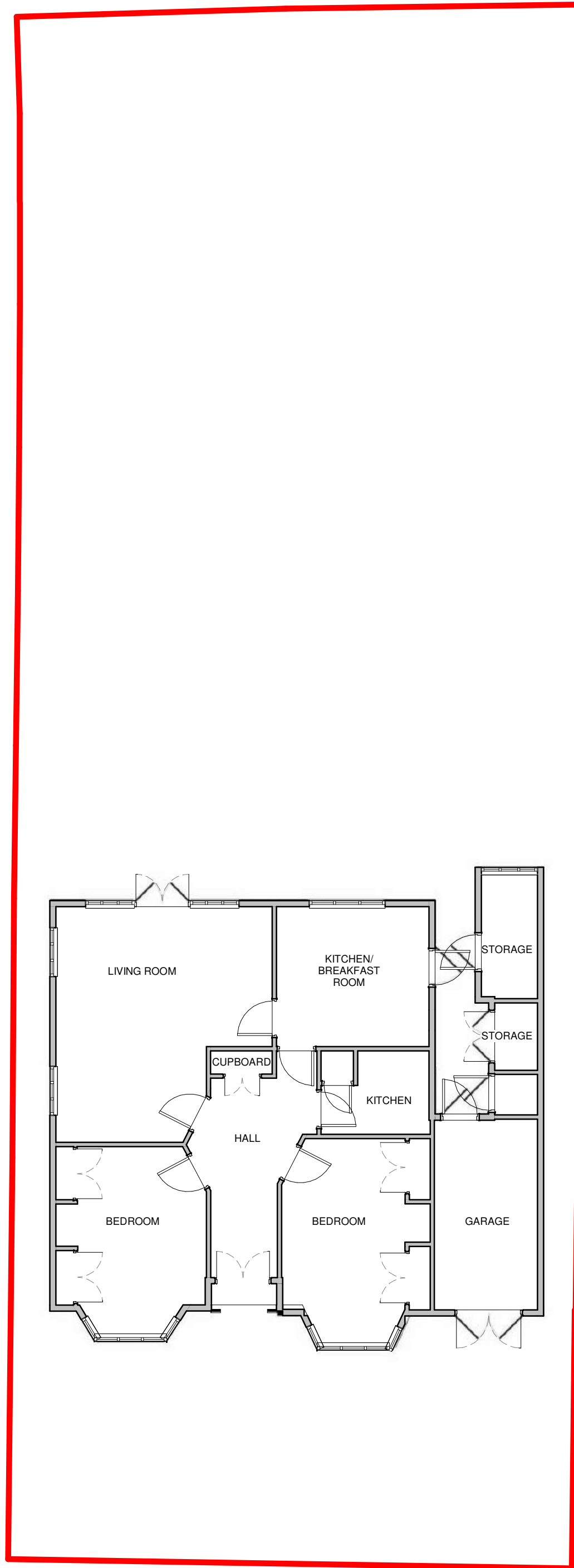
REV.  
**P01**

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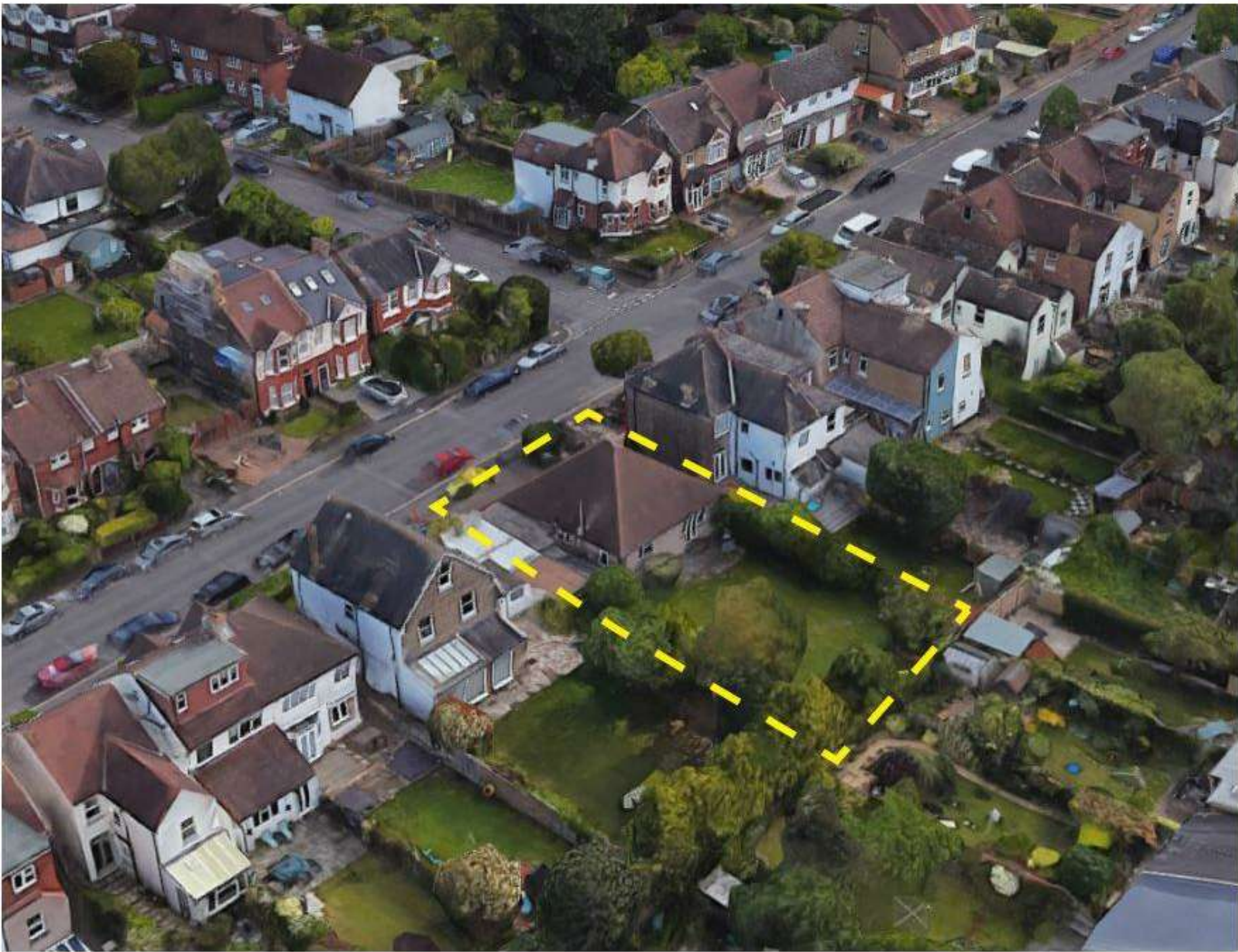
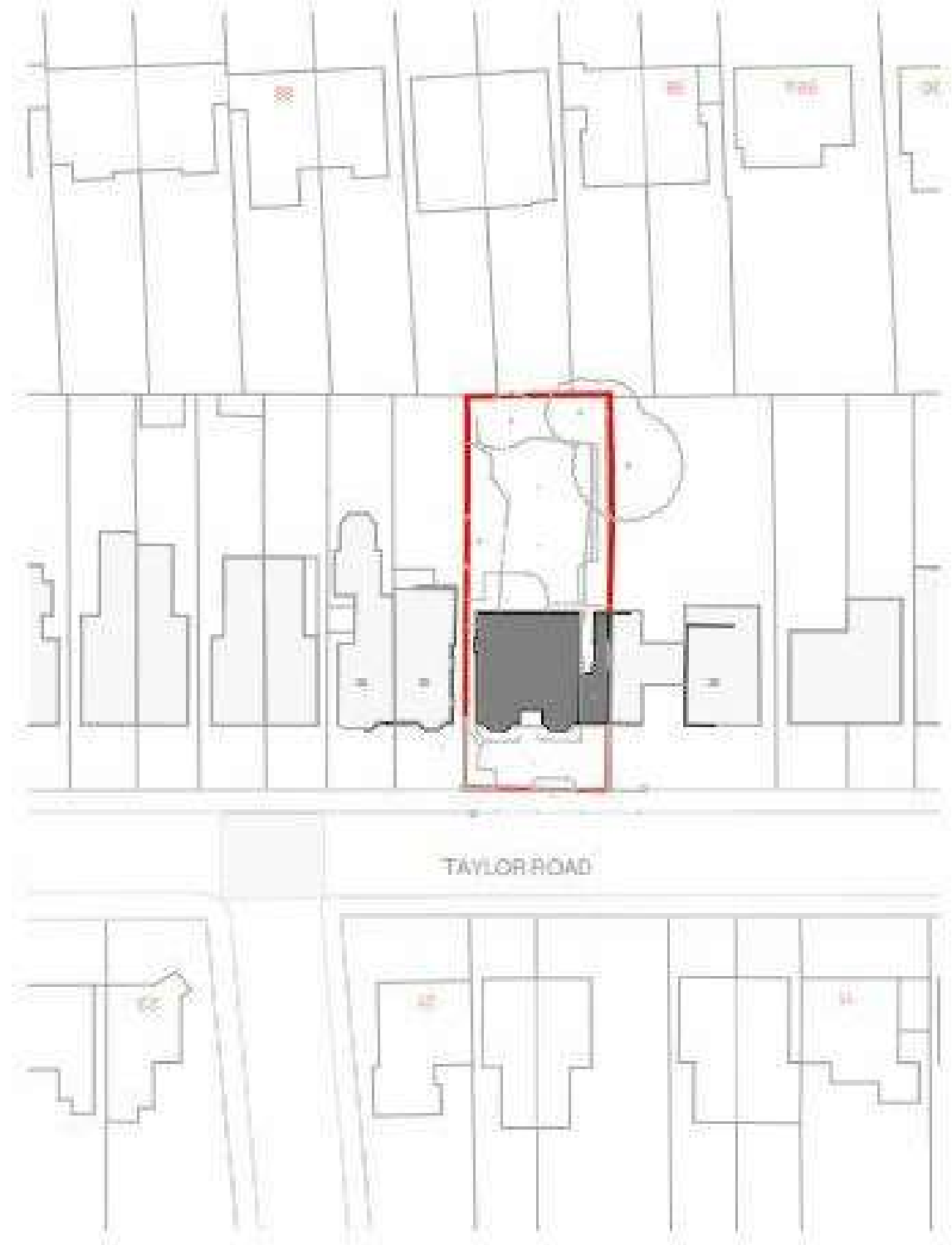
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1 Existing - Ground Floor Plan  
1 : 100



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Rev.	Description	By	Date
P01	First Issue		07.05.2021

CLIENT  
**HSH Group Limited**  
PROJECT TITLE  
**Taylor Road**  
DRAWING NAME  
**Existing Ground Floor**

STATUS	DRAWING NO.	REV.
<b>Planning</b>	<b>21.021-SA-ZZ-00-DR-A-00-01</b>	<b>P01</b>

SCALE@A1	DATE	ORIGINATOR	CHECKED
<b>1 : 100</b>	<b>07.05.2021</b>	<b>GT</b>	<b>JW</b>



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1 Existing Site Plan  
Scale: 1 : 500

A3

Key Plan

Property Boundary

Notes

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Rev.	Description	By	Date
P1	Planning issue	GT	16.04.2021

CLIENT

HSH Group Limited

PROJECT TITLE

Taylor Road, Wallington

Existing Site Plan

Planning

DRAWING NO.	REV.
21.021-SA-ZZ-SP-DR-A-00-02-P1	P1

SCALE@A3	DATE	ORIGINATOR	CHECKED
As indicated	16.04.2021	GT	JW

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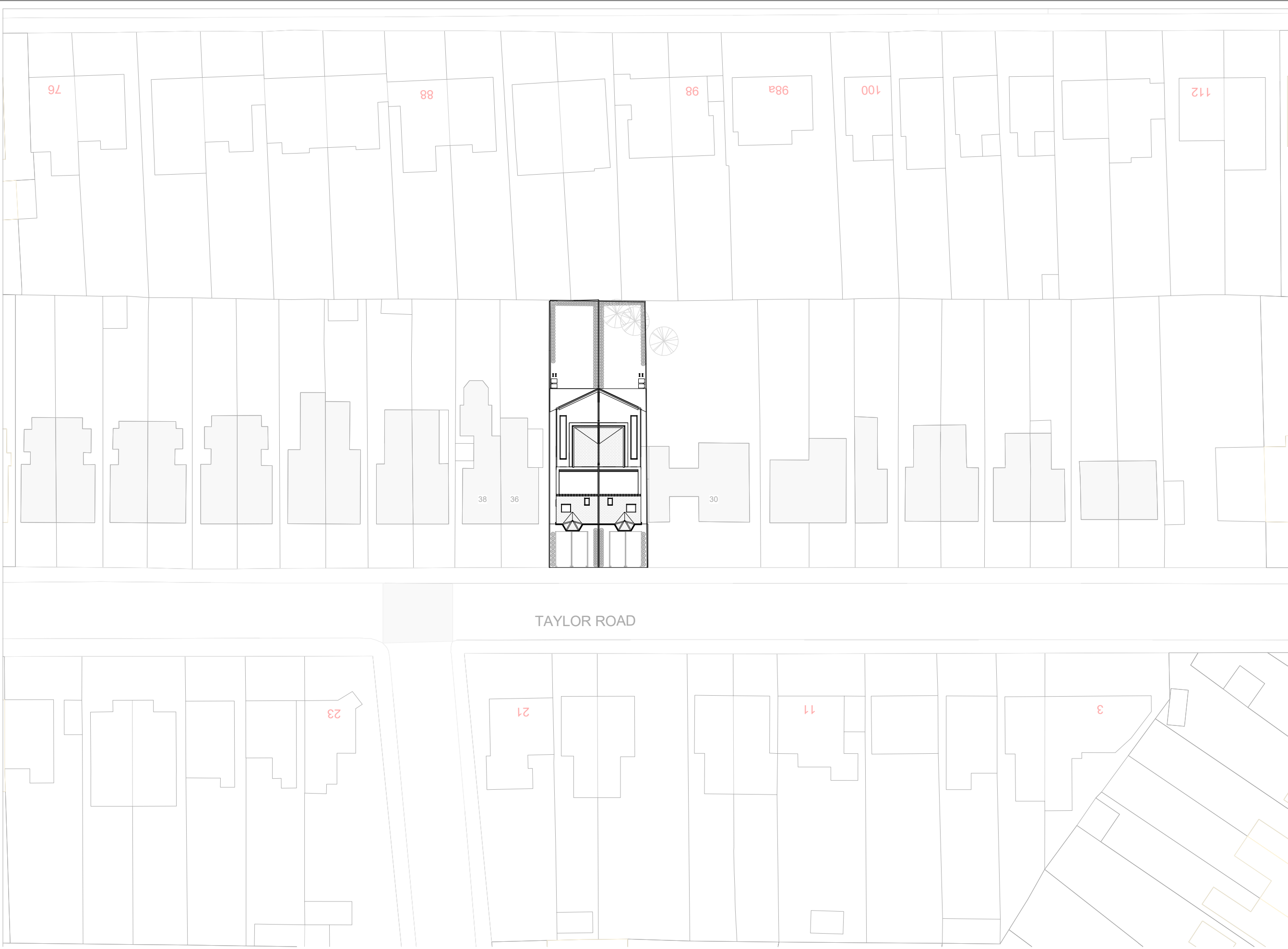
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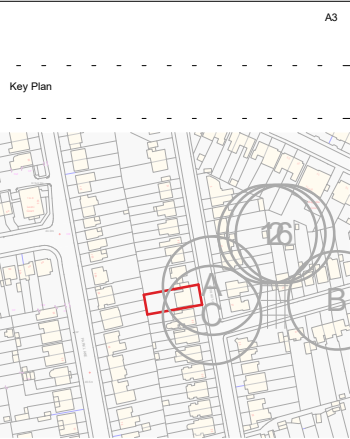
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1 Proposed Site Plan  
Scale: 1 : 500



Property Boundary

Notes

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Rev.	Description	By	Date
P1	Planning issue	GT	16.04.2021
P2	Planning Amendment	RH	15.07.2021

CLIENT  
**HSH Group Limited**

PROJECT TITLE  
**Taylor Road, Wallington**

**Proposed Site Plan**

**Planning**

DRAWING NO. REV.  
**21.021-SA-ZZ-SP-DR-A-20-01-P2 P2**

SCALE@A3 DATE ORIGINATOR CHECKED  
**As indicated 15.07.2021 GT JW**



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Key Plan

Previous submission

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Rev.	Description	By	Date
P1	Planning issue	GT	16.04.2021
P2	Planning Amendment	RH	15.07.2021

CLIENT  
**HSH Group Limited**

PROJECT TITLE  
**Taylor Road, Wallington**

**Proposed - Ground Floor Plan**

**Planning**

DRAWING NO. REV.

**21.021-SA-ZZ-00-DR-A-20-01-P2 P2**

SCALE@A3 DATE ORIGINATOR CHECKED  
**1 : 500 15.07.2021 GT JW**

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21.021-SA-ZZ-ZZ-DR-A-20-20

1

00 - Proposed - Ground Floor Plan  
Scale: 1 : 150





Key Plan

Previous submission

Notes

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Rev.	Description	By	Date
P1	Planning issue	GT	16.04.2021
P2	Planning Amendment	RH	15.07.2021

CLIENT

**HSH Group Limited**

PROJECT TITLE

**Taylor Road, Wallington**

**Proposed - First Floor Plan**

**Planning**

DRAWING NO. REV.

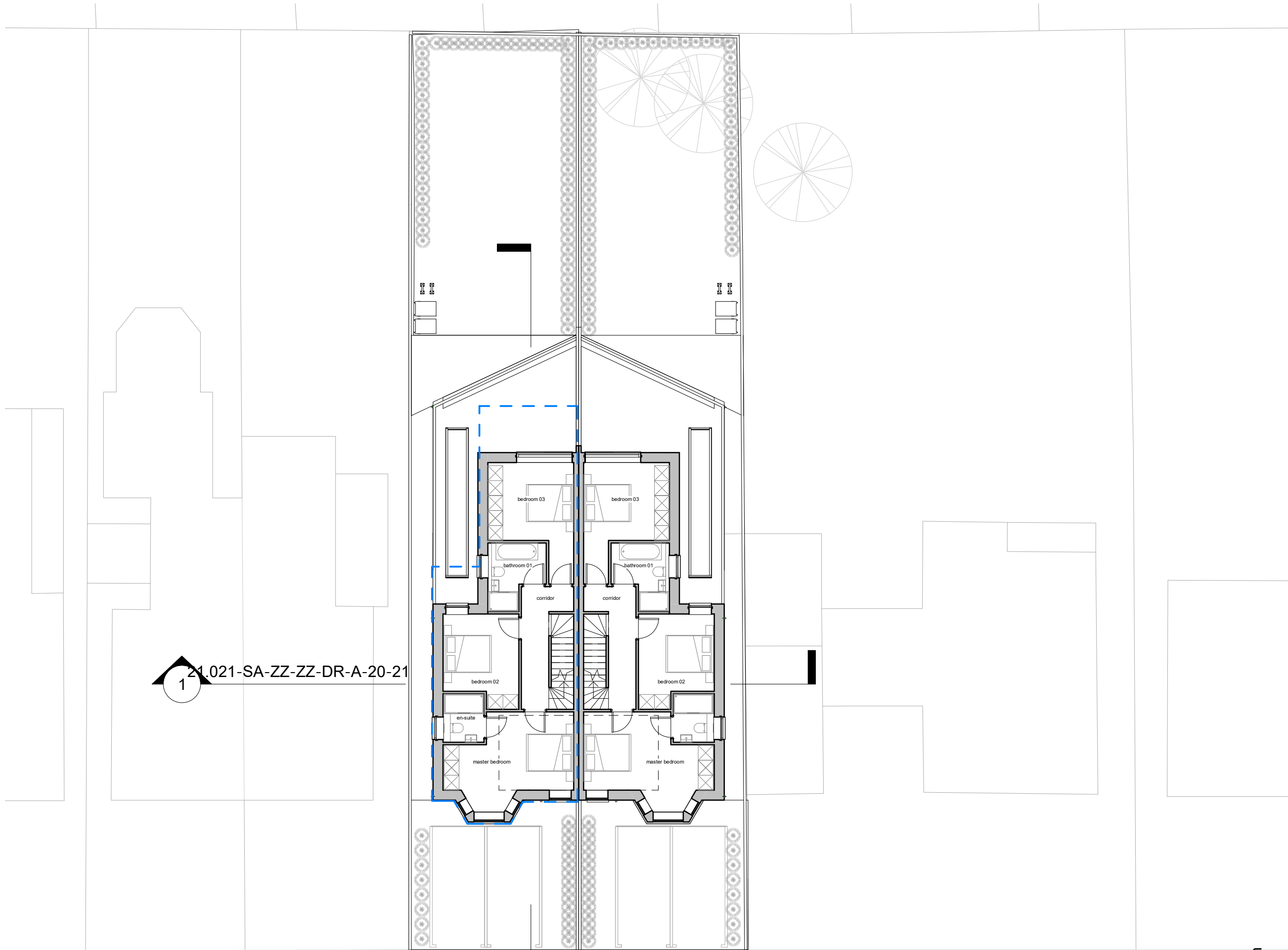
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1 01 - Proposed - First Floor Plan  
Scale: 1 : 150

21.021-SA-ZZ-ZZ-DR-A-20-20



Key Plan

Previous submission

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Rev.	Description	By	Date
P1	Planning issue	GT	16.04.2021
P2	Planning Amendment	RH	15.07.2021
P3	Planning Amendment	RH	06.09.2021
P4	Planning Amendment	RH	16.09.2021
P5	Roof amended to suit planners comments	RH	04.10.2021

CLIENT

**HSH Group Limited**

PROJECT TITLE

**Taylor Road, Wallington**

**Proposed - Second Floor Plan**

**Planning**

DRAWING NO. REV.

**21.021-SA-ZZ-02-DR-A-20-01-P5 P5**

SCALE@A3 DATE ORIGINATOR CHECKED  
**1 : 500 04.10.2021 GT JW**

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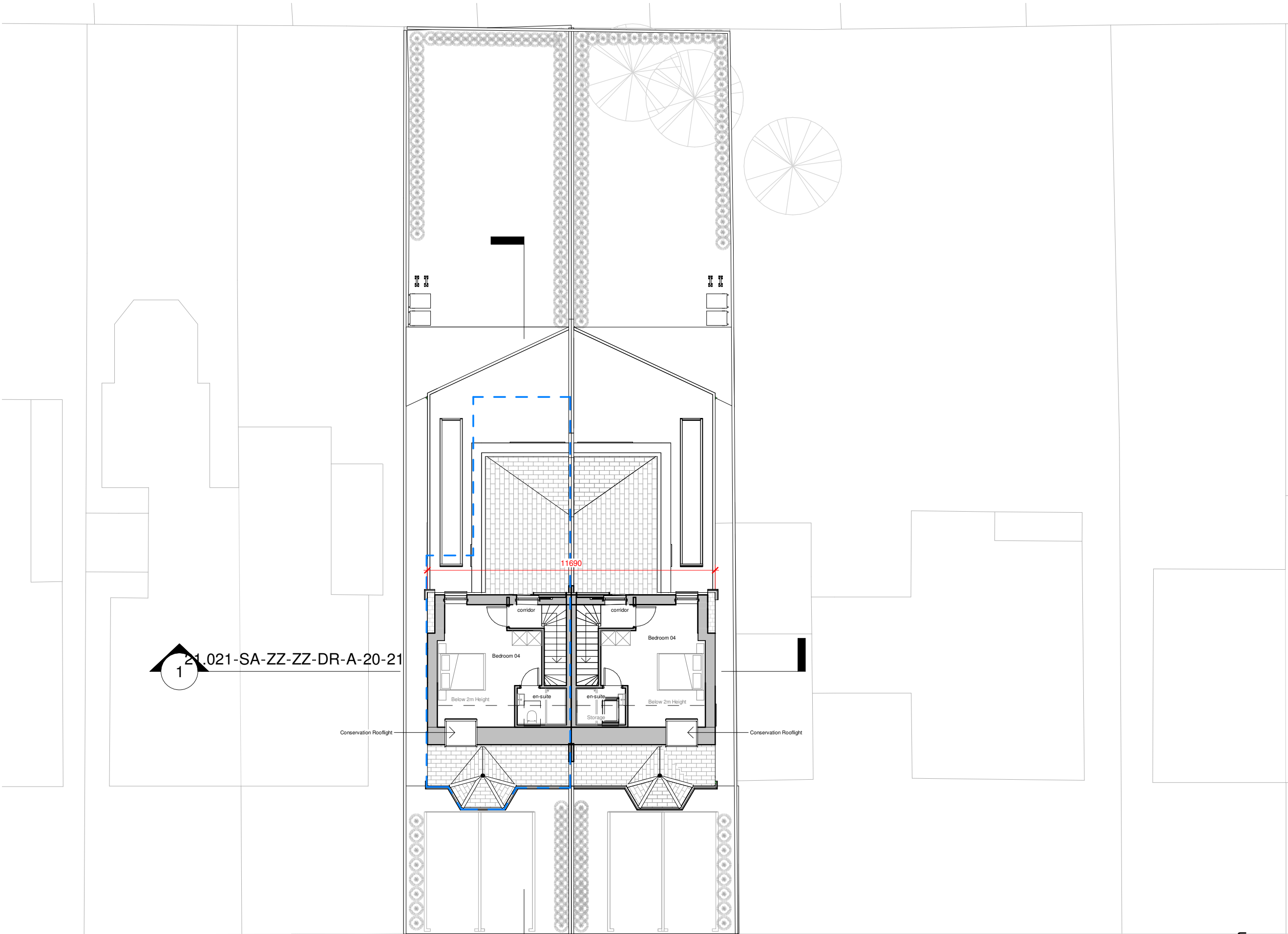
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21.021-SA-ZZ-ZZ-DR-A-20-21  
1

Conservation Rooflight

Conservation Rooflight

21.021-SA-ZZ-ZZ-DR-A-20-20  
1

02 - Proposed - Second Floor Plan  
Scale: 1 : 150



Key Plan

Previous submission

Notes

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Rev.	Description	By	Date
P1	Planning issue	GT	16.04.2021
P2	Planning Amendment	RH	15.07.2021
P3	Planning Amendment	RH	06.09.2021
P4	Planning Amendment	RH	16.09.2021
P5	Roof amended to suit planners comments	RH	04.10.2021

CLIENT

**HSH Group Limited**

PROJECT TITLE

**Taylor Road, Wallington**

**Proposed Roof Plan**

**Planning**

DRAWING NO. REV.

**21.021-SA-ZZ-RF-DR-A-20-01-P5 P5**

SCALE@A3	DATE	ORIGINATOR	CHECKED
<b>1 : 500</b>	<b>04.10.2021</b>	<b>GT</b>	<b>JW</b>

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Conservation Roof Light

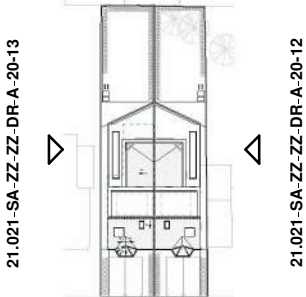
Conservation Roof Light

**Proposed Roof Plan**  
**Scale: 1 : 150**

1



21.021-SA-ZZ-ZZ-DR-A-20-11



21.021-SA-ZZ-ZZ-DR-A-20-10

Key Materials

- 1 Traditional Bricks
- 2 Box Sash windows
- 3 Dark roof tiles
- 4 Conservation Roof light
- 5 Painted Timber looking entrance door
- 6 Aluminium windows/doors
- 7 Dark Gutter/Rainwater pipe
- 8 Transom Glass window

- Property Boundary
- Previous Submission
- Neighbouring Building

Key Plan

Notes

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Rev.	Description	By	Date
P1	Planning issue	GT	16.04.2021
P2	Planning Amendment	RH	15.07.2021
P3	Planning Amendment	RH	06.09.2021
P4	Planning Amendment	RH	16.09.2021
P5	Roof amended to suit planners comments	RH	04.10.2021

CLIENT

HSH Group Limited

PROJECT TITLE

Taylor Road, Wallington

Proposed - West Elevation

Planning

DRAWING NO. REV.

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Site Boundary

Site Boundary

Taylor Road No. 30

Proposed Site

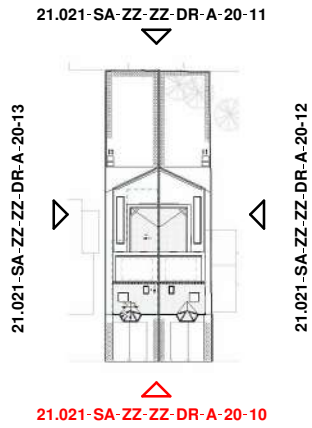
Taylor Road No. 36-38

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Proposed - West Elevation  
Scale: 1 : 100







Key Materials	
1	Traditional Bricks
2	Box Sash windows
3	Dark roof tiles
4	Conservation Roof light
5	Painted Timber looking entrance door
6	Dark Gutter/Rainwater pipe
7	Transom Glass window

- Property Boundary
- Previous Submission
- Neighbouring Building

Key Plan

Notes

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Rev.	Description	By	Date
P1	Planning issue	GT	16.04.2021
P2	Planning Amendment	RH	15.07.2021
P3	Planning Amendment	RH	06.09.2021
P4	Planning Amendment	RH	16.09.2021
P5	Roof amended to suit planners comments	RH	04.10.2021

CLIENT

**HSH Group Limited**

PROJECT TITLE

**Taylor Road, Wallington**

**Proposed - East Elevation**

**Planning**

DRAWING NO. REV.

**21.021-SA-ZZ-ZZ-DR-A-20-11-P5 P5**

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**1 : 100 04.10.2021 GT JW**

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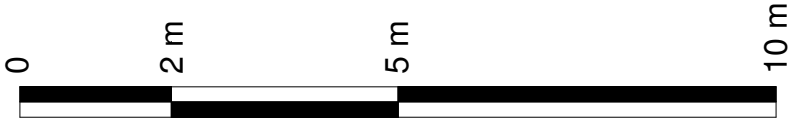
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Taylor Road No. 36-38 Proposed Site Taylor Road No. 30

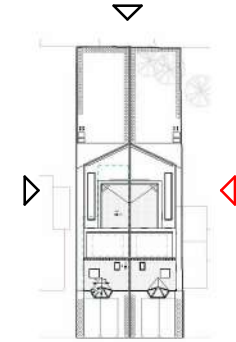
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Scale: 1 : 100



21.021-SA-ZZ-ZZ-DR-A-20-11

21.021-SA-ZZ-ZZ-DR-A-20-13

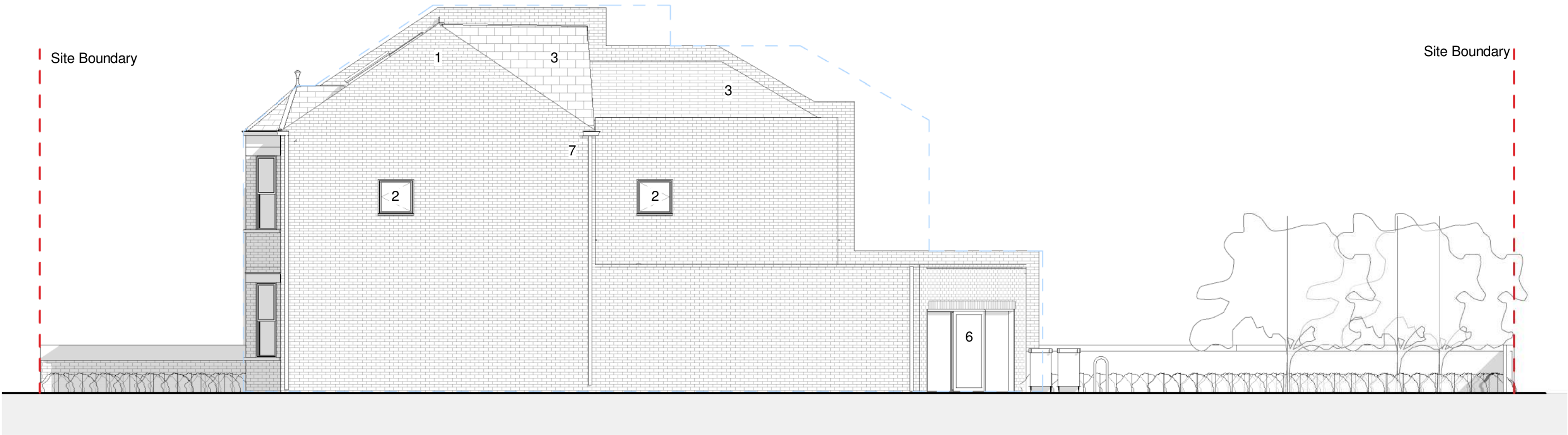
21.021-SA-ZZ-ZZ-DR-A-20-12



21.021-SA-ZZ-ZZ-DR-A-20-10

Key Materials	
1	Traditional Bricks
2	Box Sash windows
3	Dark roof tiles
4	Conservation Roof light
5	Painted Timber looking entrance door
6	Aluminium windows/doors
7	Dark Gutter/Rainwater pipe
8	Transom Glass window

- Property Boundary
- Previous Submission



1 Proposed - North Elevation  
Scale: 1 : 100



Rev.	Description	Date	By
P 3	Planning Amendment	06.09.2021	RH
P 4	Planning Amendment	16.09.2021	RH
P 5	Roof amended to suit planners comments	04.10.2021	RH

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PROJECT No:  
21.021  
STATUS  
Planning  
DRAWN  
GT  
CHECKED  
JW  
DATE  
04.10.2021

CLIENT  
HSH Group Limited  
PROJECT TITLE  
Taylor Road, Wallington  
DRAWING NAME  
Proposed - North Elevation  
DRAWING NO.  
21.021-SA-ZZ-ZZ-DR-A-20-12-P5

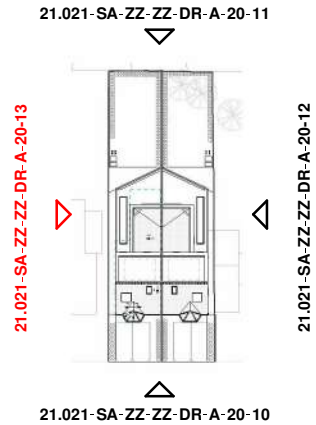


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1 : 100 @A3

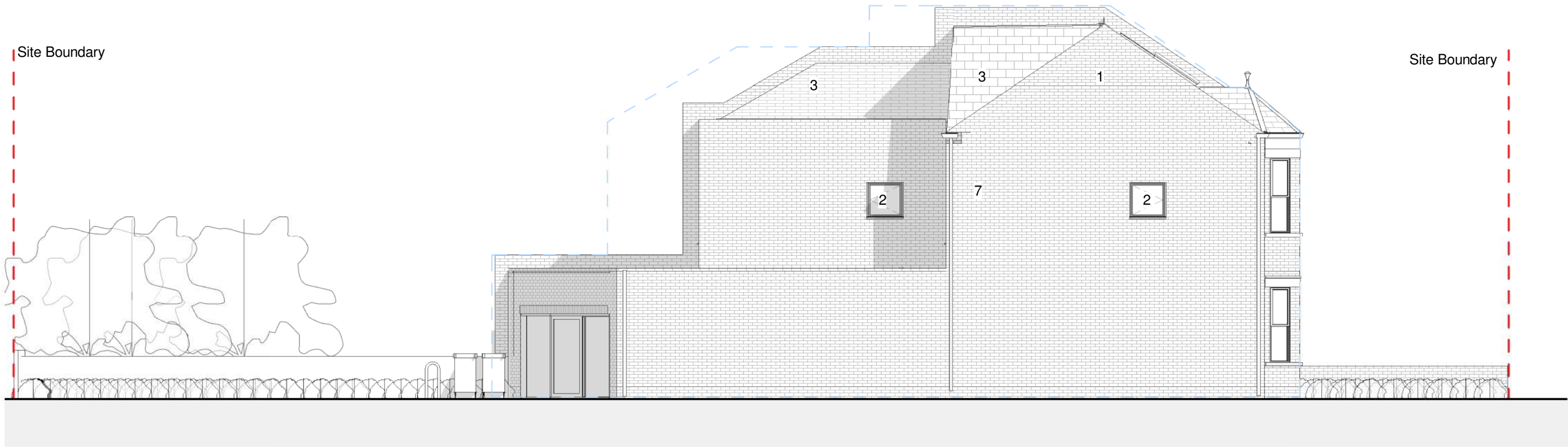
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Key Materials	
1	Traditional Bricks
2	Box Sash windows
3	Dark roof tiles
4	Conservation Roof light
5	Painted Timber looking entrance door
6	Aluminium windows/doors
7	Dark Gutter/Rainwater pipe
8	Transom Glass window

- Property Boundary
- Previous Submission



1 Proposed - South Elevation  
Scale: 1 : 100



Rev.	Description	Date	By
P 3	Planning Amendment	06.09.2021	RH
P 4	Planning Amendment	16.09.2021	RH
P 5	Roof amended to suit planners comments	04.10.2021	RH

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21.021  
STATUS  
Planning  
DRAWN  
GT  
CHECKED  
JW  
DATE  
04.10.2021

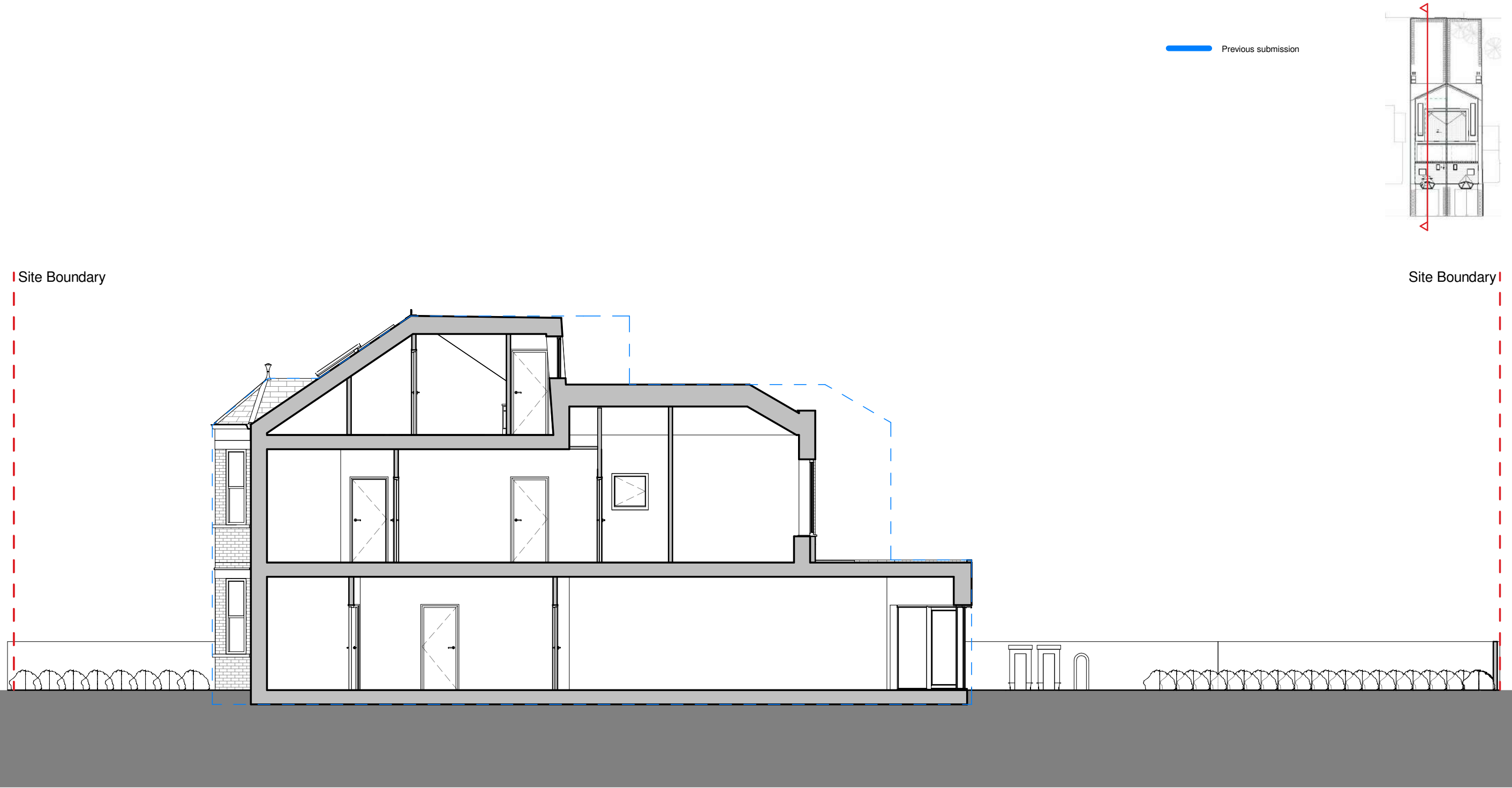
CLIENT  
HSH Group Limited  
PROJECT TITLE  
Taylor Road, Wallington  
DRAWING NAME  
Proposed - South Elevation  
DRAWING NO.  
21.021-SA-ZZ-ZZ-DR-A-20-13-P5



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04/10/2021 15:11:00



1 Proposed Section AA  
Scale: 1 : 100




Rev.	Description	Date	By
P 4	Planning Amendment	06.09.2021	RH
P 5	Planning Amendment	16.09.2021	RH
P 6	Roof amended to suit planners comments	04.10.2021	RH

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21.021  
STATUS  
  
DRAWN  
GT  
DATE  
04.10.2021

CLIENT  
**HSH Group Limited**  
PROJECT TITLE  
**Taylor Road, Wallington**  
DRAWING NAME  
**Proposed Section - AA**  
DRAWING NO.  
**21.021-SA-ZZ-ZZ-DR-A-20-20-P6**

As indicated @A3



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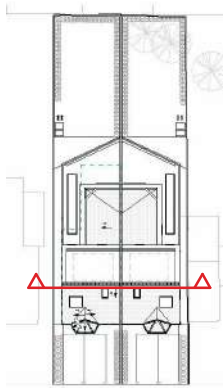
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1 Proposed Section BB  
Scale: 1 : 100



Rev.	Description	Date	By
P 3	Planning Amendment	06.09.2021	RH
P 4	Planning Amendment	16.09.2021	RH
P 5	Roof amended to suit planners comments	04.10.2021	RH

NOTES:  
DO NOT SCALE FROM THIS DRAWING  
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to Studioanyo before proceeding work.  
All dimensions based on drawing information received from client, Client or appointed Contractor to carry out site dimension checks or surveys initially prior to tender and again prior to construction or manufacture.

PROJECT No:  
21.021  
STATUS  
  
DRAWN  
GT  
DATE  
04.10.2021

CLIENT  
**HSH Group Limited**  
PROJECT TITLE  
**Taylor Road, Wallington**  
DRAWING NAME  
**Proposed Section - BB**  
DRAWING NO.  
**21.021-SA-ZZ-ZZ-DR-A-20-21-P5**



1 : 100 @A3



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