



CLARENDON DRIVE



PUTNEY, SW15



PRIME SOUTH WEST
LONDON RESIDENTIAL
DEVELOPMENT OPPORTUNITY



EXECUTIVE SUMMARY

01

A rare, outstanding consented development opportunity for seven private family houses in the heart of Putney, South West London.

03

The site is located approximately 0.3 miles west of Putney overground station and approximately 0.6 miles west of East Putney station (District Line).

05

The scheme offers exceptional sustainability credentials; all homes benefit from photovoltaic panels and are serviced by air source heat pumps.

02

The former animal hospital site comprises 0.29 acres.

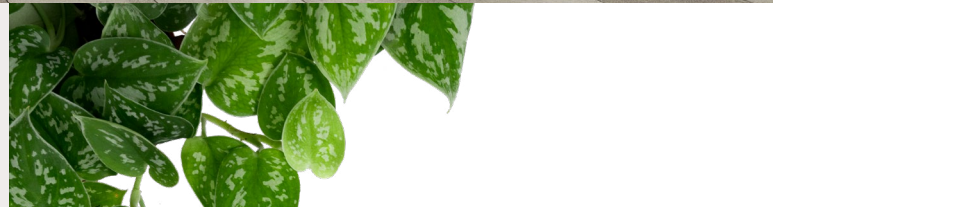
04

Planning permission for the redevelopment of the site and the erection of seven two-storey (plus basement and roof level) houses (1 x 5-bed and 6 x 4-bed) with associated landscaping, car parking and cycle storage.

06

For sale freehold with vacant possession.





LOCATION AND CONNECTIVITY

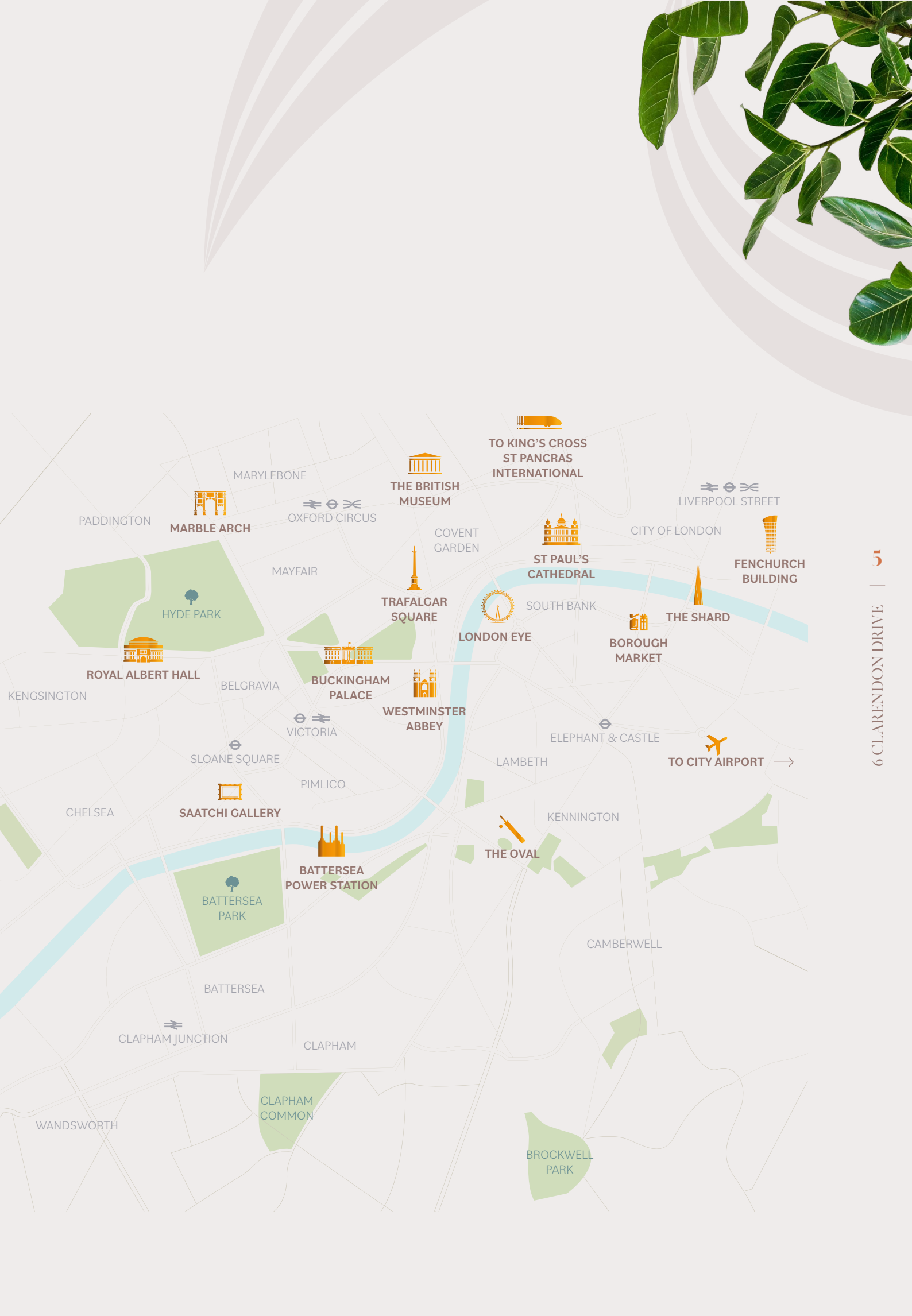
The site is located on Clarendon Drive, to the west of Putney town centre, within the London Borough of Wandsworth.

The site is well located for both public transport, approximately 0.3 miles west of Putney overground station and approximately 0.6 miles west of East Putney London Underground Station (District Line).

Extensive bus services can be accessed via Putney High St, approximately 0.3 miles west of the site, providing services to West London to the north and the wider Putney/Richmond area to the south.

Additionally, Putney Pier, located approximately 0.4 miles from the site, provides river services west and east along the River Thames.







THE SITE

The site extends to approximately 0.29 acres.

The existing animal hospital comprises a four storey building with a brick façade, a basement and an additional storey of plant space on the roof. Adjoining the main building are single storey wings on either side of the central courtyard. The existing buildings comprise approximately 13,759 sq ft.

The site is bounded by residential properties to the west and south, Hotham Primary School to the north and the Eileen Lecky Medical Clinic to the east.



FOR INDICATIVE PURPOSES ONLY





6 CLAYDON DRIVE

PLANNING

The site has planning permission for 7 family houses. It is located in the Landford Road Conservation Area and lies adjacent to the Charwood Road Lifford Street Conservation Area. There are no listed buildings located on the site.

In December 2022, the Cherwell Group, advised by Savills Planning, secured full planning permission (ref. 2022/3398) as described below:

“Redevelopment and erection of seven two-storey (plus basement and roof level) houses (1 x 5-bed and 6 x 4 bed) with associated landscaping including removal of two trees and proposed replacement trees; two on-street parking spaces, on-site cycle parking and refuse storage.

Two on-street car parking bays are being re-provided to the street in lieu of the existing pavement crossover that serviced the RSPCA building (part of the planning consent). All seven houses will be eligible to apply for on-street parking permits.

The removal of the two trees in the planning permission has been completed as of January 2023.

Community Infrastructure Levy

The CIL liability estimate (subject to indexation) is as follows:

CIL	Amount (£)
LB Wandsworth	63,162
Mayoral CIL2	13,658
Total	76,820

A copy of the CIL Notice will be made available on the datasite once it has been received from the Local Authority.

Sustainability

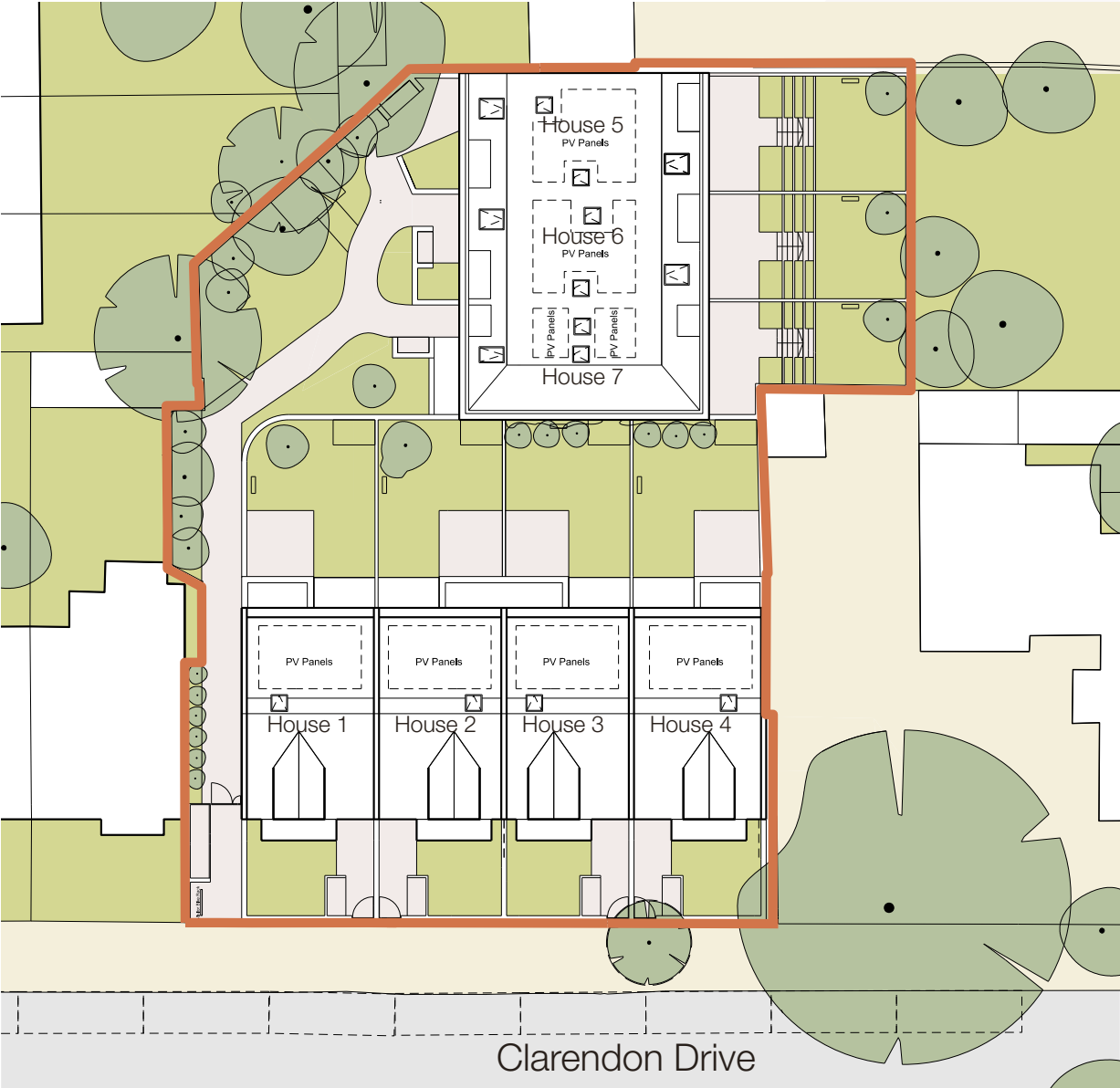
The scheme has been designed with energy efficiency at the forefront, with all houses served by air source heat pumps carefully positioned in the rear garden to minimise noise impact. Photovoltaic panels on the roofs of each house will supply energy to the dwellings.



ACCOMMODATION SCHEDULE AND FLOORPLANS

House	House Type	Bedrooms	Habitable Rooms	NIA	GIA	Type
				Sq Ft	Sq Ft	
1	1	4	7	2,315	2,373	M4 (2)
2	1	4	7	2,315	2,435	M4 (2)
3	1	4	7	2,315	2,435	M4 (2)
4	1	4	7	2,315	2,373	M4 (2)
5	4	4	7	2,130	2,184	M4 (3) (2a)
6	2	5	8	2,130	2,246	M4 (2)
7	3	4	7	2,084	2,216	M4 (2)
Total				15,606	16,263	

Site plan



FOR INDICATIVE PURPOSES ONLY

LEGAL

- Proposals are invited on an unconditional basis.
- Heads of Terms of full legal pack will be provided within the dataroom.

FURTHER INFORMATION

Tenure

- The property is for sale freehold with vacant possession.

Method of Sale

- The property will be sold by way of informal tender (unless sold prior). Offers are sought for the freehold interest on a wholly unconditional basis.
- A successful bidder will be required to provide information to satisfy the requisite AML requirements when Heads of Terms are agreed.

VAT

- The property is not elected for VAT.

Further Information

- A dedicated project data room has been set up and interested parties are able to register for access.
- The website address is:
https://sites.savills.com/Clarendon_Drive/

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