



1-9 SANDYCOMBE ROAD RICHMOND TW9 2EP

Unbroken new-build scheme of 20 self-contained units in affluent South West London suburb

INVESTMENT HIGHLIGHTS

- ▶ Freehold
- ▶ 20 self-contained private units (no affordable)
- ▶ Combined Net Sales Area of 14,030 sq. ft.
- ▶ 2 x Studios, 7 x 1 beds, 11 x 2 beds
- ▶ Commercial Units on Ground Floor not included in the sale
- ▶ Car-park with stacker system
- ▶ Approximately 400 metres (0.25 miles) north of North Sheen National Rail station
- ▶ Richmond town centre is located approximately 1.5 kilometres (1 mile) south west of the Property

OFFERS ARE INVITED IN EXCESS OF

£10,000,000
(TEN MILLION POUNDS)

LOCATION

The Property is located on the eastern side of Sandycombe Road, to the north of Manor Circus Roundabout within the London Borough of Richmond upon Thames.

Richmond town centre is located approximately 1.5 kilometres (1 mile) south west of the Property, and benefits from an extensive range of shops, bars and restaurants as well as expansive green spaces and recreational facilities.

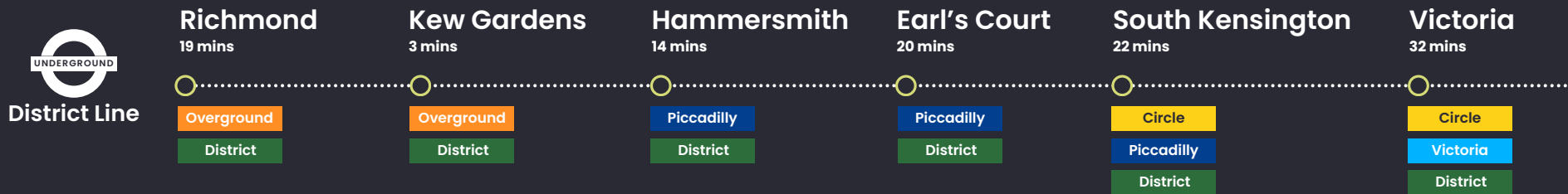
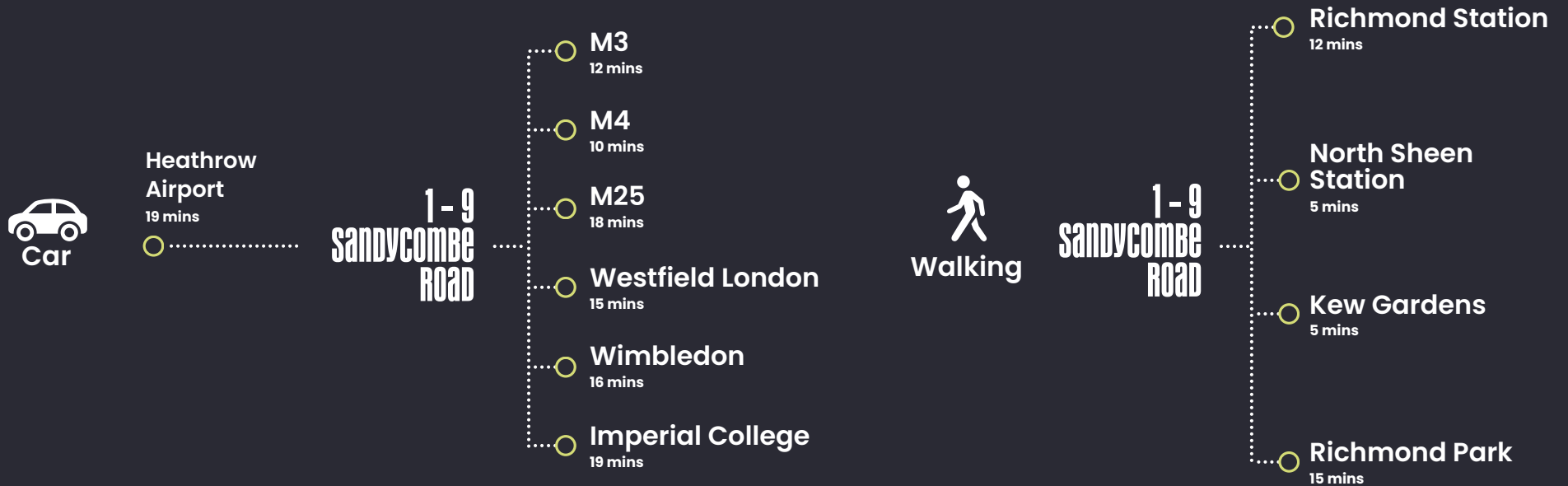
The Royal Botanical Gardens, Kew can be accessed approximately 0.65 km (0.4 miles) to the north west of the site, whilst Richmond Park, London's largest Royal Park, lies approximately 2.2 km (1.4 miles) to the southeast.



CONNECTIVITY

The Property is well served by public transport as indicated by its PTAL rating of 4.

There are multiple bus routes operating along Sandycombe Road and Lower Richmond Road, providing services to Richmond, Hammersmith and Teddington.





1-9 sandycombe road

6 MILES

HEATHROW AIRPORT

ISLEWORTH

SYON HOUSE

BRENTFORD

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RICHMOND PARK

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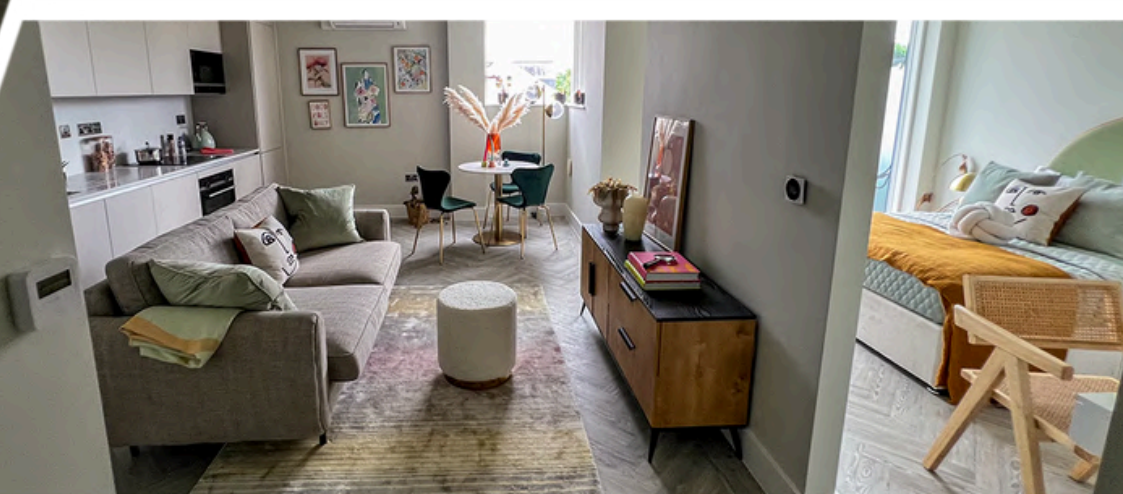
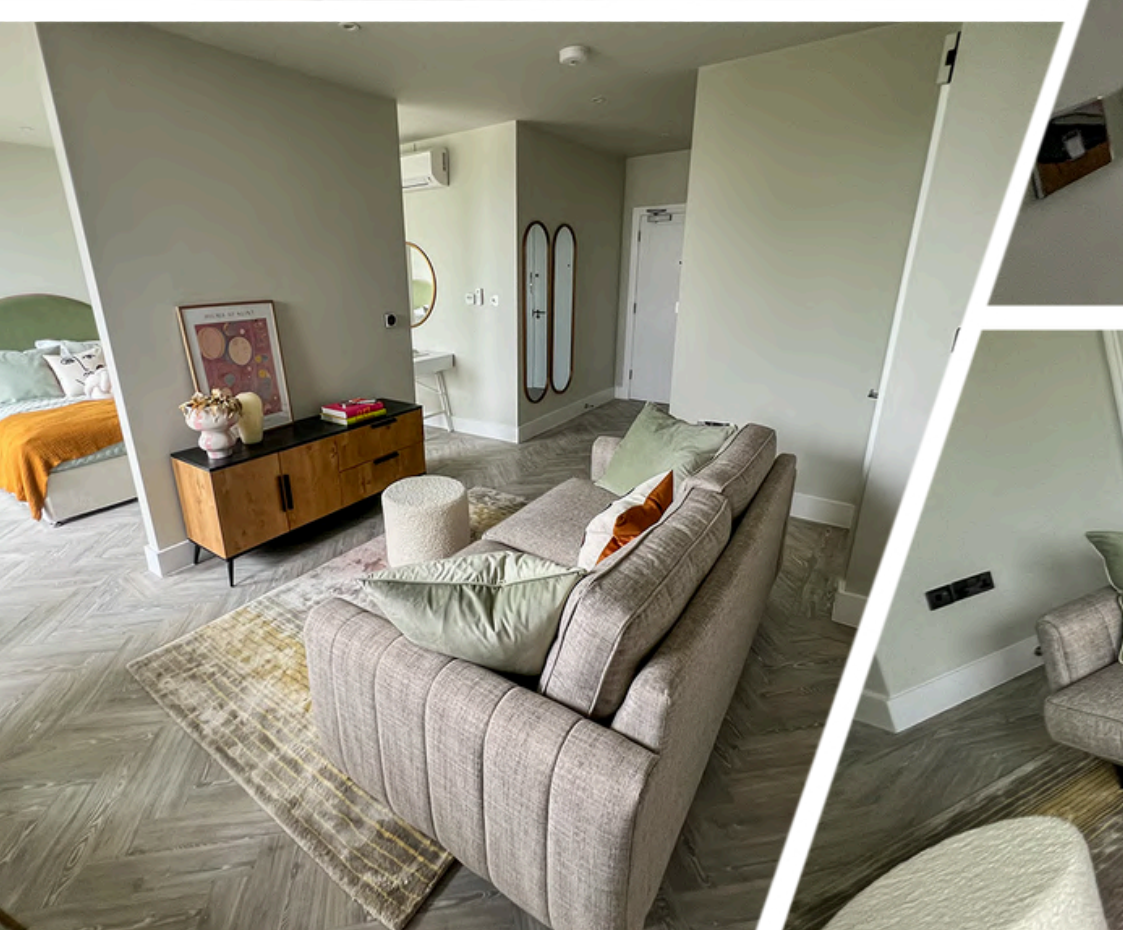
DESCRIPTION

The property comprises a newly-developed mixed-use scheme comprising 20 self-contained apartments arranged across first to fourth floors. The property has two central cores with lift and stair access to all floors within the residential areas.

The residential element comprises **2 x studios, 7 x 1 beds and 11 x 2 bedroom flats**, which all benefit from external terraces.

The property benefits from a private car-park utilising a stacker system to increase parking provision. We understand that the property benefits from 15 car parking spaces (7 spaces + 8 stacker spaces). We understand that 5 spaces have been sold with the commercial element of the property, resulting in 10 spaces remaining available.







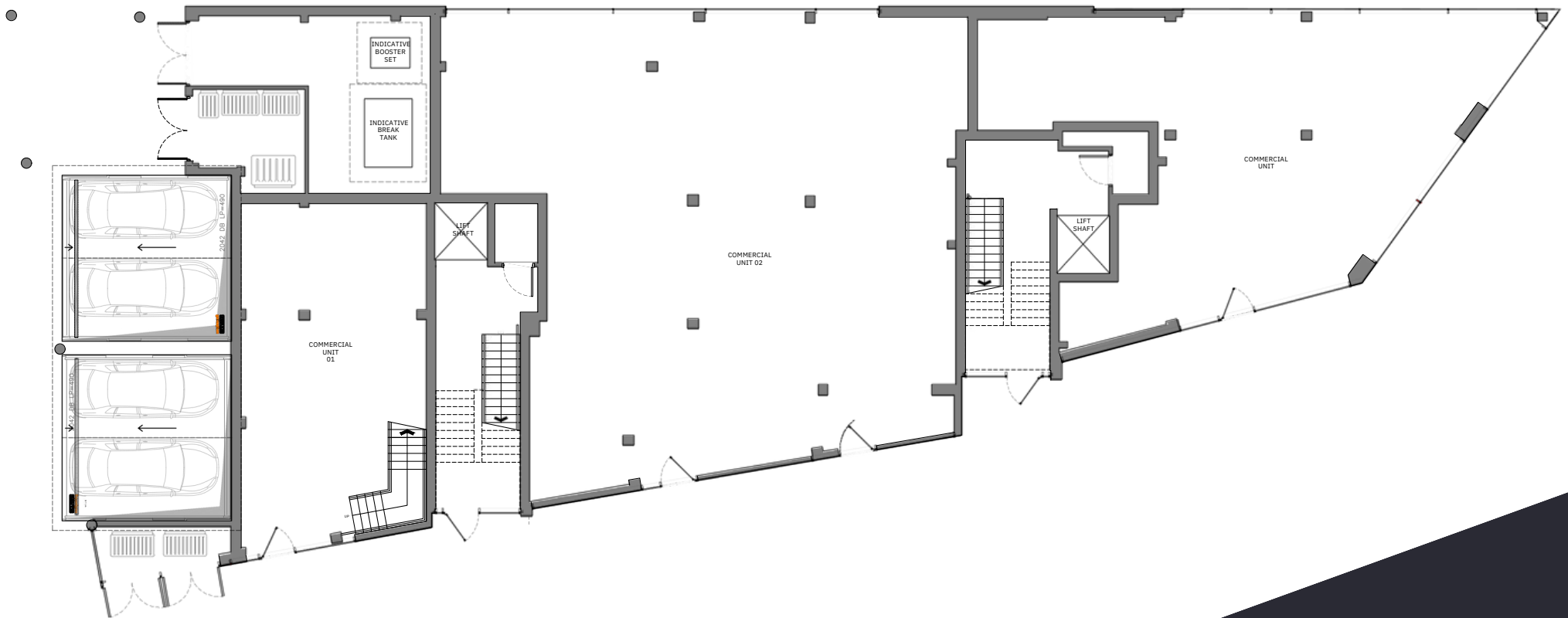
SPECIFICATION

The apartments are completed to a high specification detailed below:

- ▶ Italian Kitchens
- ▶ Siemens appliances in 18 apartments / Miele appliances in 2 penthouses
- ▶ Amtico flooring in all apartments
- ▶ Underfloor heating in all apartments
- ▶ Daikin Altherma heat pumps in all apartments – climate control in all living areas
- ▶ Grohe and Hansgrohe showers and taps in all apartments
- ▶ Roca wall hung toilets and vanity units
- ▶ Floor to ceiling tiled bathrooms
- ▶ Sedam living roof
- ▶ Velfac windows and triple glazing at the rear

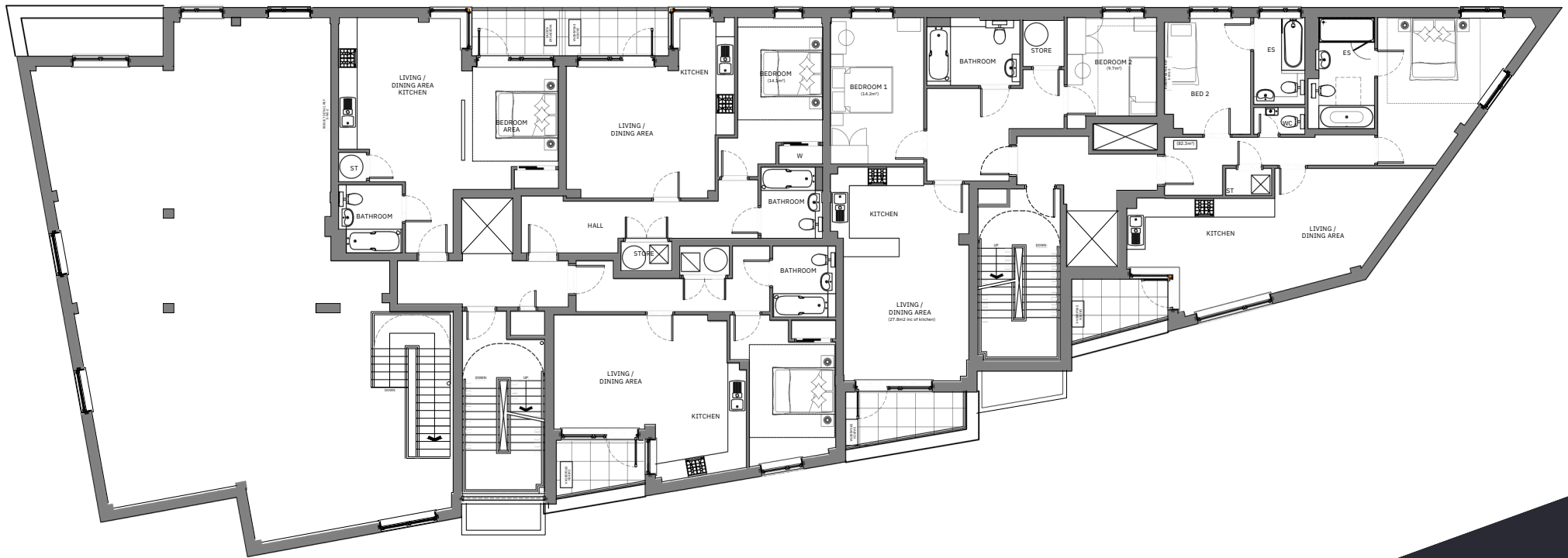
Unit	Plot	Floor	Beds/ person	Baths	Private Terrace Sq ft	NSA Sq m	NSA Sq ft
Unit 1	101	First	2b/4p	2	54.9	82.3	886
Unit 2 (wheelchair)	102	First	2b/3p	1	59.2	73.1	787
Unit 3	103	First	1b/2p	1	53.8	58.3	628
Unit 4	104	First	1b/2p	1	59.2	56.3	606
Unit 5	105	First	Studio	1	46.3	41.6	448
Unit 6	201	Second	2b/4p	2	65.7	82.3	886
Unit 7 (wheelchair)	202	Second	2b/3p	1	79.7	73.1	787
Unit 8	203	Second	1b/2p	1	51.7	58.3	628
Unit 9	204	Second	Studio	1	44.1	41.6	448
Unit 10	205	Second	2b/3p	1	75.3	77.3	832
Unit 11	206	Second	2b/4p	2	86.1	75.4	812
Unit 12	207	Second	1b/2p	2	59.2	56.3	606
Unit 13	301	Third	2b/4p	2	65.7	82.3	886
Unit 14	302	Third	2b/3p	2	76.4	70.3	757
Unit 15	303	Third	1b/2p	1	51.7	57.1	615
Unit 16	304	Third	2b/3p	1	170.1	64.7	696
Unit 17	305	Third	1b/2p	1	598.5	54.2	583
Unit 18	306	Third	1b/2p	1	96.9	50.7	546
Unit 19	401	Fourth	2b/3p	1	251.9	65.9	709
Unit 20	402	Fourth	2b/4p	2	501.6	82.3	886
Total – residential units only						1,303	14,030

GROUND FLOOR PLAN



1-9
sandycombe
ROAD

FIRST FLOOR PLAN



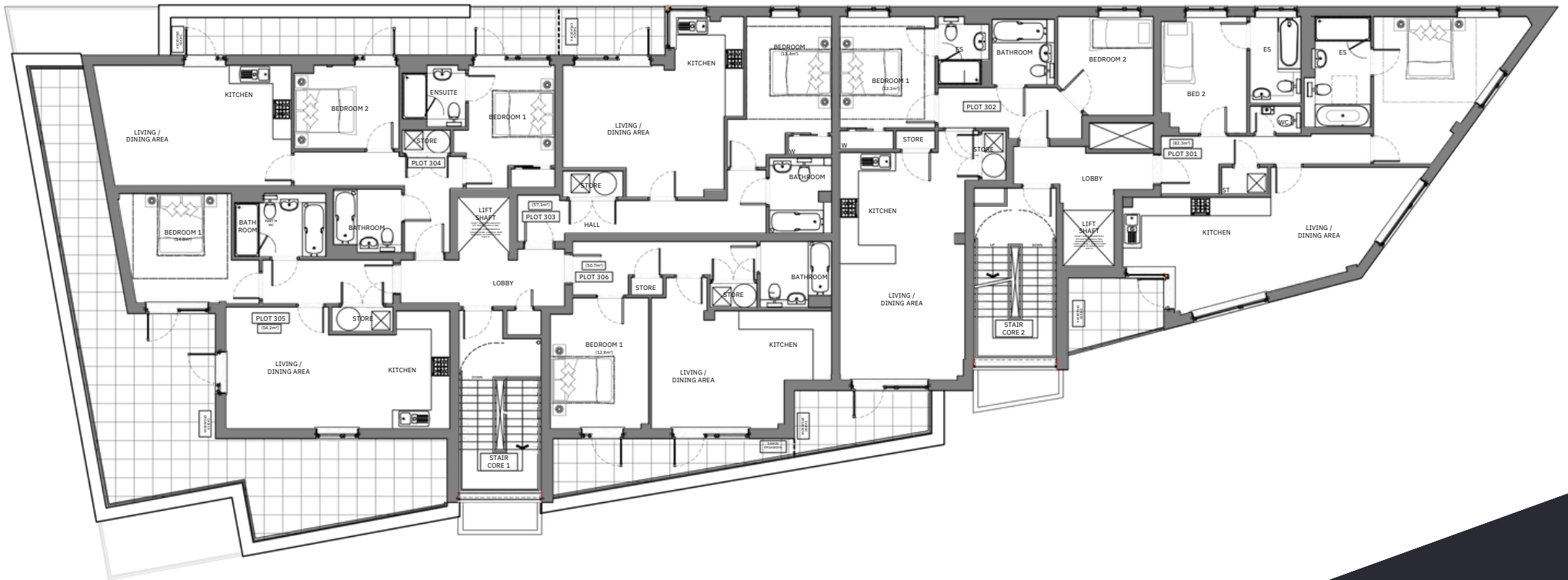
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SECOND FLOOR PLAN



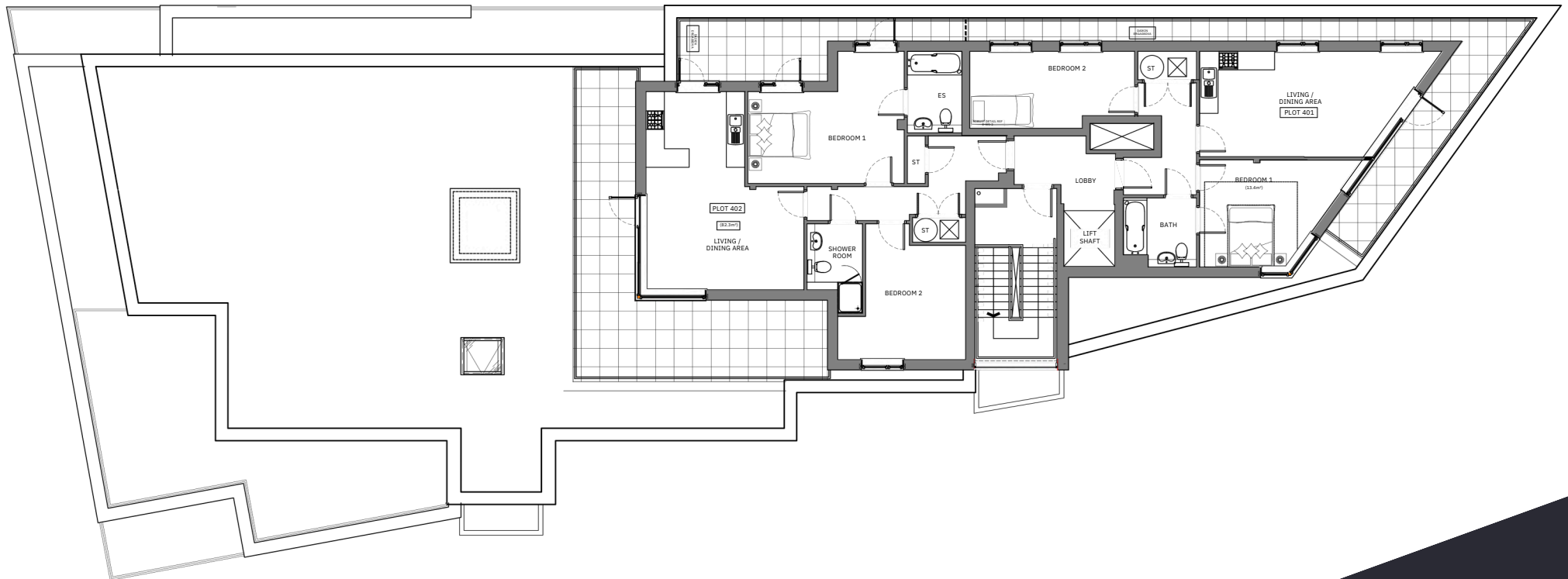
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THIRD FLOOR PLAN



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FOURTH FLOOR PLAN



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FURTHER INFORMATION

EPC RATING

We understand that each unit benefits from EPC Rating of B. Copies of EPCs are available within the dataroom.

COUNCIL TAX

We understand that the property has not yet been assessed for Council Tax however prospective purchasers should rely on their own enquiries.

PLANNING

There are a number of relevant planning permissions applicable to the site. The main consent is REF: 16/4890/FUL and subsequent discharges / amends. We would advise all parties to rely on their own enquiries to satisfy themselves in relation to the planning permission relating to the site.

Local Authority: London Borough of Richmond upon Thames

NEW-BUILD WARRANTY

We understand that the residential units benefit from the residual of a BLP 10-year warranty. The policy was issued on 03 November 2022.

As this is a sale by Receivers, any information provided is without warranty and any prospective purchaser should make their own enquiries.

SERVICE CHARGE

We understand that there is a service charge payable to the Freeholder from the commercial units. Amount to be confirmed. Management and control over the service charge is retained within the Freehold as none of the residential units have been sold.

TENURE

The property is held on a single title (SGL399827). We understand that the commercial element of the building including 5 car spaces has been sold off on a 999-year lease at a peppercorn rent.

METHOD OF SALE

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

DATAROOM

The dataroom contains relevant information including floorplans, title documents and other associated documentation.

Access to the dataroom is available by request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction

VIEWINGS

Viewings are strictly by appointment only through Watling Real Estate as Sole Agents.

FURTHER INFORMATION

ASKING PRICE

Offers in excess of **£10,000,000 (Ten Million Pounds)** are invited for the Freehold interest.

SALE BY RECEIVERS

The property is offered for sale on behalf of the Joint LPA Receivers ('the Receivers').

The Receivers offer no title or collateral warranties associated with this property or transaction.

The Receivers act without personal liability.

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

CONTACTS

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WATLING
REAL ESTATE

June 2024
Subject to Contract
Property Reference: 223033

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