



8 RAVENSBURY TERRACE

LONDON SW18 4RL

Residential Development Opportunity FOR SALE

DEVELOPMENT HIGHLIGHTS

- ▶ Freehold
- ▶ Application submitted to build 17x residential apartments
- ▶ 3x 1 bed, 12x 2 bed and 1x 3 bed apartments
- ▶ Approximately 300m from Earlsfield Train Station
- ▶ Earlsfield is a popular locality within the London Borough of Wandsworth in South West London

OFFERS ARE INVITED IN EXCESS OF

£3,000,000

(THREE MILLION POUNDS)



LOCATION

Earlsfield is a popular locality within the London Borough of Wandsworth in South West London. It is a typical London suburb and comprises mostly residential Victorian terraced houses with a high street of shops, public houses, bars, and restaurants between Garratt Lane, Allfarthing Lane, and Burntwood Lane.

The open spaces at Wandsworth Common and Garratt Park along with its excellent schools and transport links makes it a popular location for young professionals and families alike.

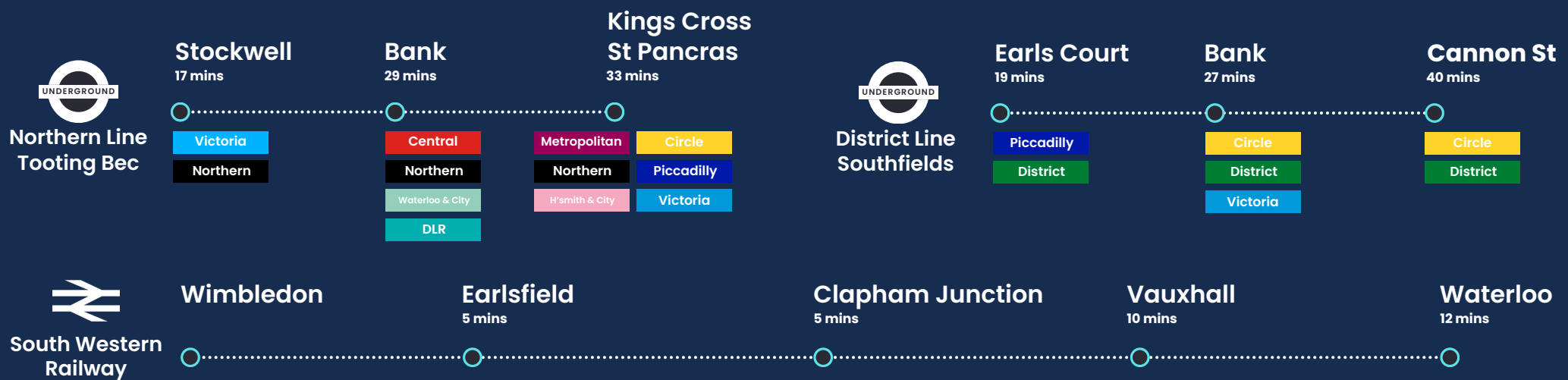
The site itself is located on the eastern side of Ravensbury Terrace, close to its junction with Ravensbury Road and just 300m from Earlsfield train station.



CONNECTIVITY

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

There are multiple bus routes operating along Garratt Lane providing services to Clapham, Chelsea, Tooting and Wimbledon.



PLANNING

An application has been submitted to Wandsworth Borough Council planning department, under reference 2020/4512 for:

“Demolition of existing buildings and erection of a part-1, part-3, part-4 storey building to accommodate 17 residential units (3x 1-bedroom, 13x 2-bedroom and 1x 3-bedroom units); together with a flood water attenuation tank at basement level, landscaping, bicycle and refuse storage, and works to the river wall”.

The application status is noted as registered with the recommendation of approval subject to legal agreement and CIL.

Section 106 contributions will be dictated by how affordable housing is treated. The Borough’s preference is for 13x private units and 4x shared ownership. If no Registered Provider is identified to take the affordable units, an enhanced commuted sum can be paid. Section 106 payment, subject to finalising, could range between £230,000 – £612,000.

CIL payments – to be confirmed.





CLERKENWELL



THE BRITISH MUSEUM



ST. PAUL'S CATHEDRAL

LONDON



BIG BEN



WATERLOO



THE OVAL



THE OVAL



THE OVAL



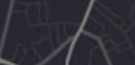
THE OVAL



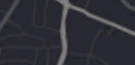
THE OVAL



THE OVAL



THE OVAL



THE OVAL



THE OVAL



THE OVAL



THE OVAL

SOHO

COVENT GARDEN

MARLYBONE

MAYFAIR

PADDINGTON

HYDE PARK

NOTTING HILL

SHEPHERD'S BUSH

HAMMERSMITH

EARL'S COURT

CHELSEA

LAMBETH

VAUXHALL

BOROUGH MARKET

SOUTH BANK

ELEPHANT & CASTLE

WALWORTH

KENSINGTON

NATIONAL HISTORY MUSEUM

WESTMINSTER

VICTORIA

PIMLICO

NORTH ACTON

WHITE CITY

WESTFIELD LONDON

ACTON PARK

RAVENS COURT PARK

GUNNERSBUR Y PARK

GTECH COMMUNITY STADIUM

CHISWICK

CHISWICK HOUSE & GARDENS

KEW PALACE

ROYAL BOTANIC GARDENS, KEW

SYON HOUSE

GREAT PAGODA

BARNES BRIDGE

CRAVEN COTTAGE

FULHAM PALACE

PARSONS GREEN

HURLINGHAM

CHELSEA HARBOUR

BATTERSEA PARK

PATMORE ESTATE

ISLEWORTH

HEATHROW AIRPORT

6 MILES

RICHMOND

RICHMOND STATION

NORTH SHEEN STATION

NORTH SHEEN

MORTLAKE

PUTNEY

PUTNEY BRIDGE

WANDSWORTH

CLAPHAM JUNCTION

CLAPHAM COMMON

CLAPHAM

BRIXTON

BRIXTON HILL

TWICKENHAM

MARBLE HILL

NATIONAL TRUST HAM HOUSE & GARDEN

RICHMOND PARK

ROEHAMPTON

PUTNEY HEATH

WIMBLEDON & PUTNEY COMMONS

WIMBLEDON

WIMBLEDON PARK

SUMMERSTOWN

TOOTING BEC

STREATHAM

TEDDINGTON

8 RAVENSURY TERRACE

AREA SCHEDULE

UNIT AREA

Floor	Unit	Name	Area
Ground	1	3B/5P	90.0 m2
Ground	2	2B/4P	72.0 m2
Ground	3	1B/2P	51.0 m2
Ground	4	2B/4P	74.5 m2
Ground	5	2B/4P	70.5 m2
First	6	2B/4P	75.5 m2
First	7	2B/4P	72.0 m2
First	8	1B/2P	51.0 m2
First	9	2B/4P	70.5 m2
First	10	2B/3P WC	77.5 m2
Second	11	2B/4P	75.5 m2
Second	12	2B/4P	71.5 m2
Second	13	1B/2P	51.0 m2
Second	14	2B/3P	67.5 m2
Second	15	2B/3P WC	75.0 m2
Third	16	2B/4P	71.5 m2
Third	17	2B/3P	62.0 m2

Total 1,178.5m2

GROSS EXTERNAL AREA

Floor	Area
Basement	71.5 m2
Ground	479.5 m2
First	446.5 m2
Second	438.0 m2
Third	197.5 m2

Total 1,633m2

GROSS INTERNAL AREA

Floor	Area
Basement	90.0 m2
Ground	72.0 m2
First	51.0 m2
Second	74.5 m2
Third	70.5 m2

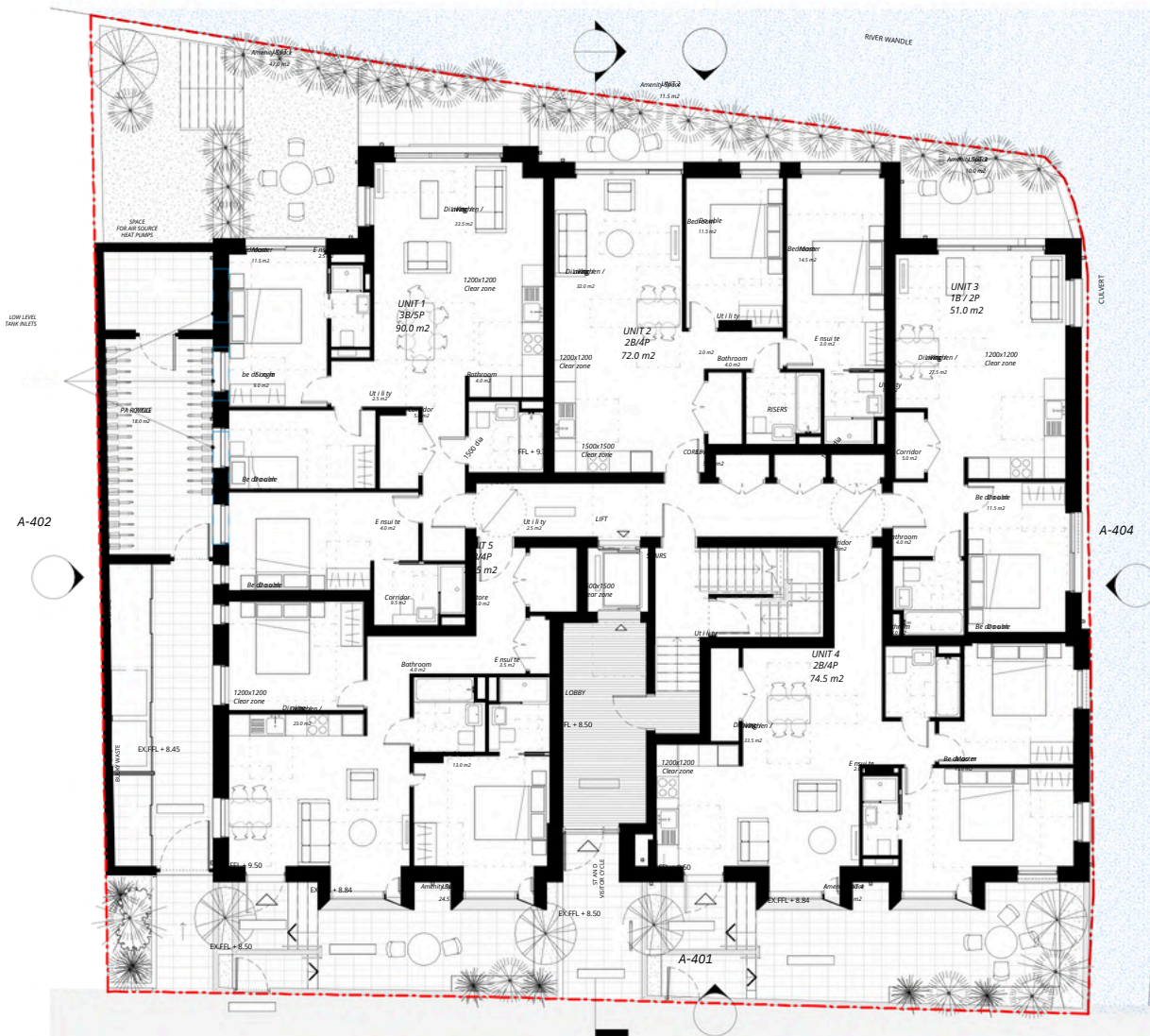
Total 1,469m2

PROPOSED SITE PLAN

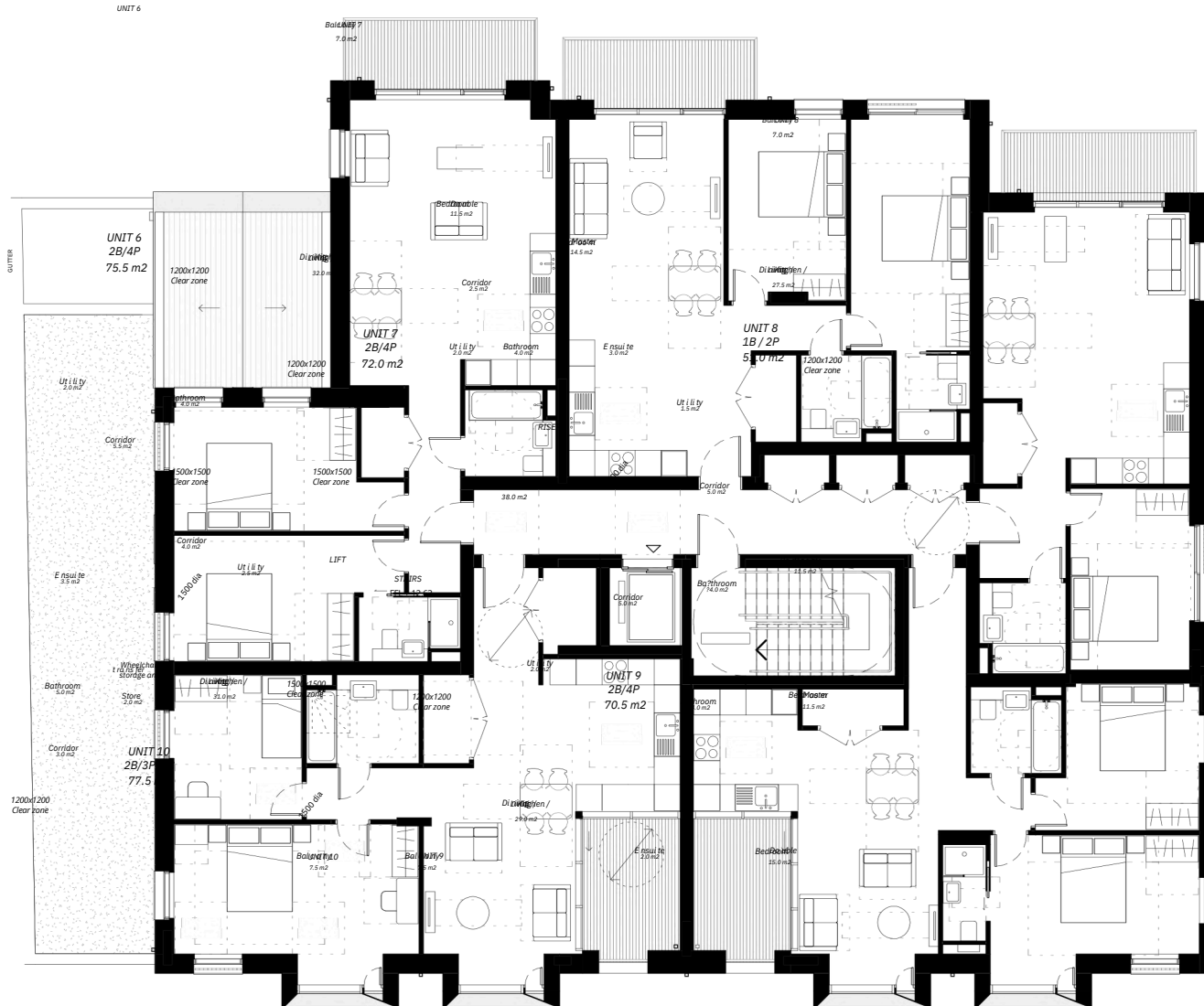


8
RAVENSBURY
TERRACE

PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



FURTHER INFORMATION

ASKING PRICE

Offers in excess of **£3,000,000 (Three 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.

TENURE

Freehold

METHOD OF SALE

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

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

CONTACTS

JAMIE LAMOND

T: +44(0) 7903 056 581

jamie.lamond@watling.com

TOM COLYER

T: +44(0)7831 820 639

tom.colyer@watling.com

WATLING
REAL ESTATE

June 2024
Subject to Contract
Property Reference: 223036

DISCLAIMER

Watling Real Estate hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Watling Real Estate is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Watling Real Estate, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Watling Real Estate shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Watling Real Estate.