

## Gander Green Lane Sutton, Surrey SM3 9QZ

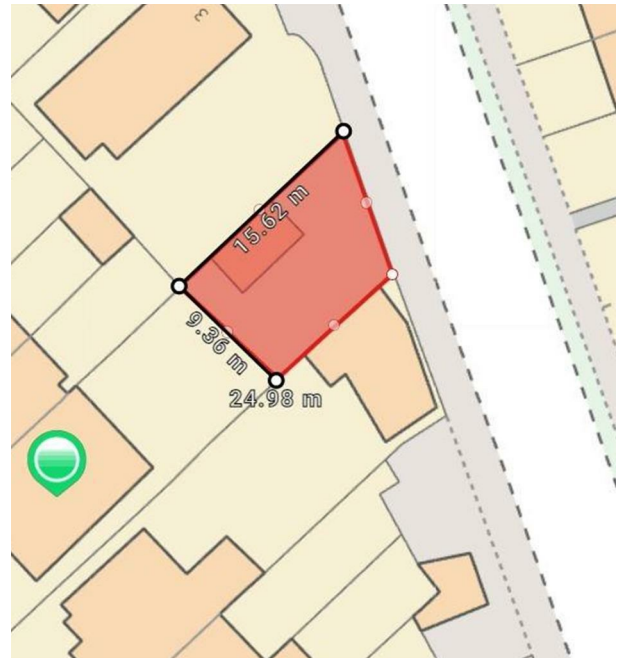
VIEWINGS STRICTLY BY APPOINTMENT. An opportunity a potential building plot located in Gander Green Lane in Sutton with road frontage to Hamilton Avenue. Please note, we respectfully ask that our client is not interest in conditional offers, only unconditional.

Guide Price £120,000 - Freehold



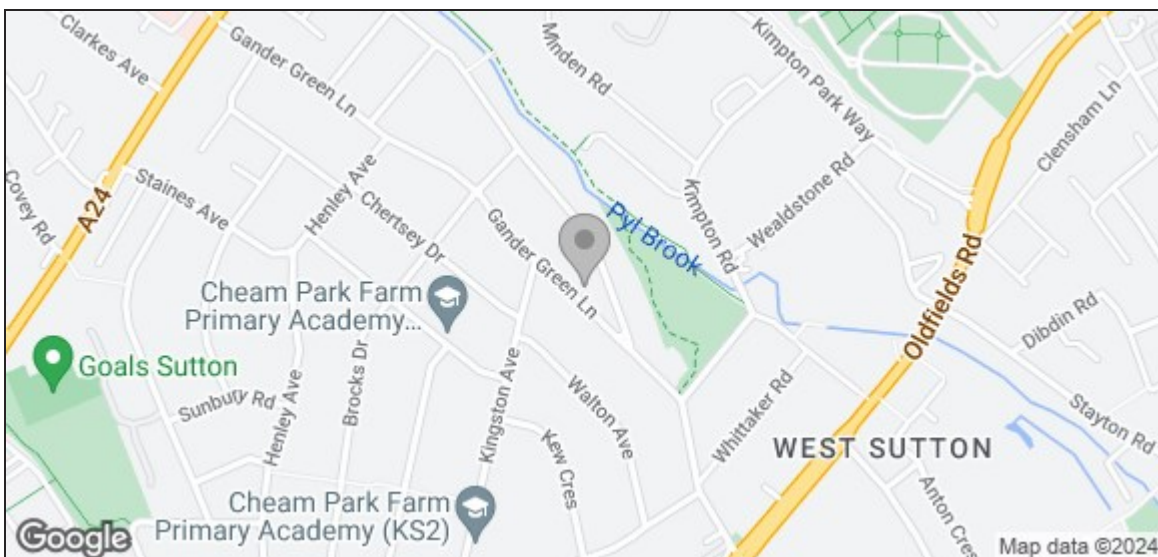
## CLIENT RESEARCH

Our client has instructed architects to provide the attached drawings to give a prospective purchaser an indication of what may be built within the building plot. Please note, that these designs do not have planning permission and these will be at the purchaser's cost after completion.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**WILLIAMS  
HARLOW**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 