

11-13 Edgeley Road, Clapham

Freehold For Sale

Freehold Development Opportunity in the heart of Clapham



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EXECUTIVE SUMMARY

For sale, a flexible freehold development opportunity with value-add potential.

- Site of 0.35 acres (0.14 hectares) and currently comprises a 2-storey former community centre arranged over approximately 14,333 sq ft GIA.
- Clapham benefits from excellent transport connections to central London and the wider south east. Clapham High Street and Clapham North underground stations are located only 0.2 miles to the east providing Underground, Overground and Mainline services.
- Two high quality schemes comprising 25 and 23 apartments arranged around a communal courtyard have been designed by award winning architects CZWG following a successful pre application meeting with the council.
- Freehold for sale via informal tender.

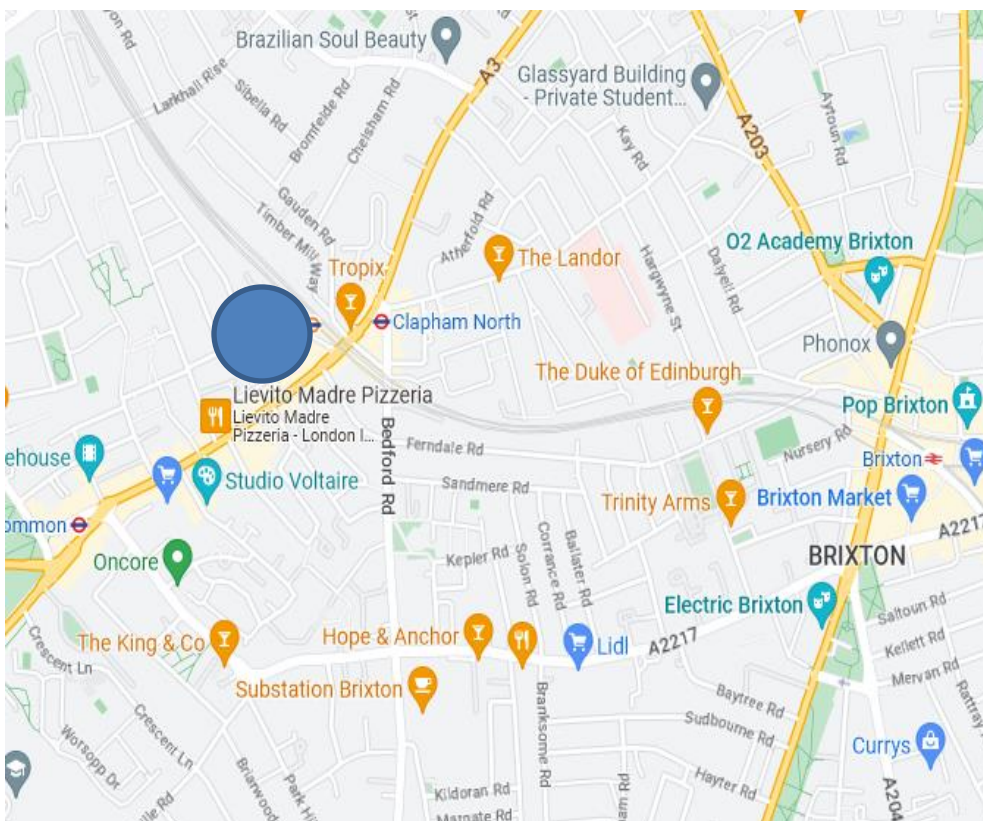


LOCATION

The site is located in the London Borough of Lambeth towards the southern end of Edgeley Road just off Clapham High Street.

Clapham North Underground and the extensive bus services provide excellent transport links indicated by a PTAL rating of 6a. These links provide access to the City and West End as well as the main transport hubs of Waterloo, Victoria and Clapham Junction.

Clapham is a vibrant place to live and work with a wide array of popular restaurants and bars in addition to the open green spaces on Clapham Common.



SITE DESCRIPTION

The site is arranged over 0.35 acres (0.14 hectares) and comprises a former community centre with primary frontage onto Edgeley Road and secondary access from Edgeley Lane. The majority of the site area comprises infill positioned behind established terraced housing.

On the south western corner of the site is a decommissioned substation with a 99 year lease from 25th March 1967 (43 years unexpired).

INDICATIVE SCHEME / PLANNING

The Site is located in the London Borough of Lambeth and lies adjacent to the Clapham High Street Conservation Area.



CZWG have prepared two high quality schemes for the site taking into account the response from the planning officers following a successful pre application meeting. The first scheme comprised 25 apartments but this has subsequently been reduced to 23.

All of the units are generously proportioned, creating desirable apartments that will be well received by owner occupiers, investors and young professionals.

The unit mix is as follows:

- 1 bed – 1 apartment
- 2 bed – 11 apartments
- 3 bed – 11 apartments

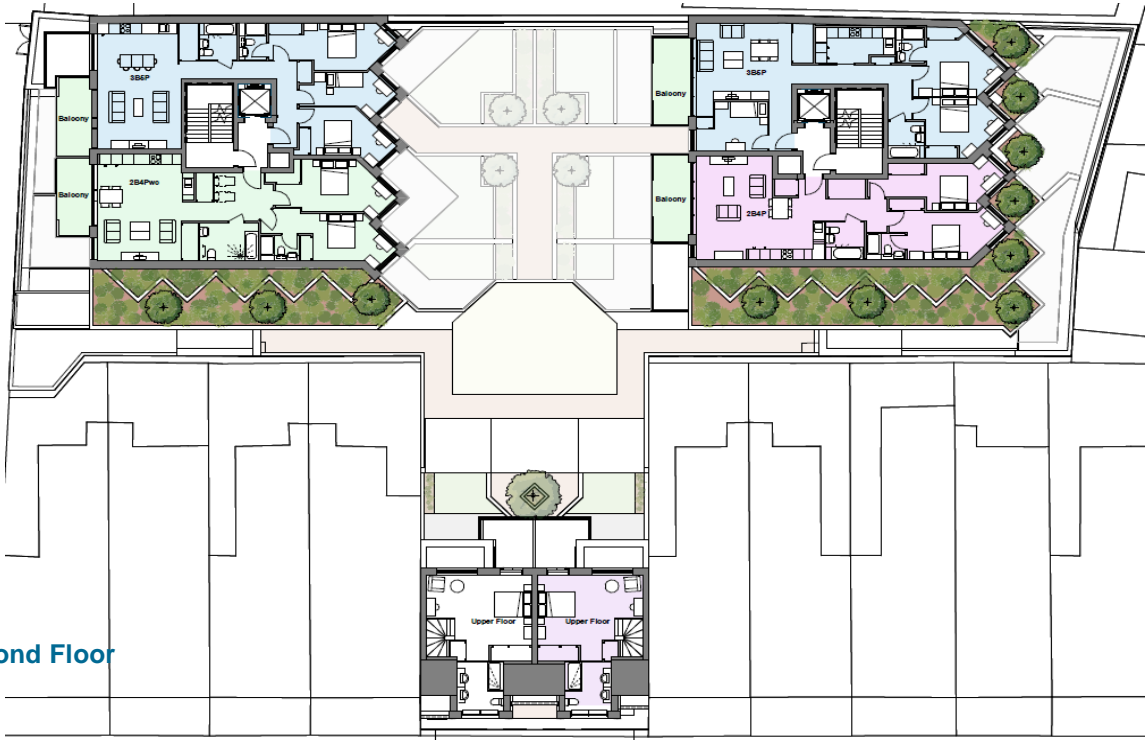
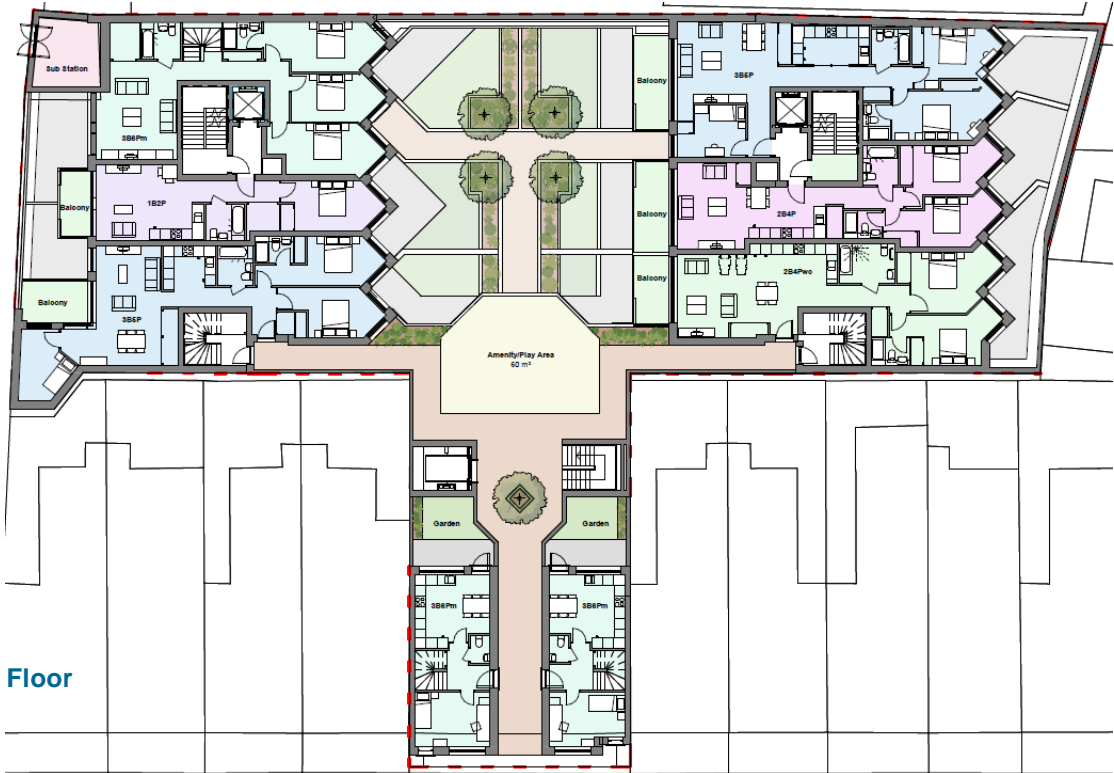
The indicative scheme is arranged over lower ground, first, second and third floors with access to the shared courtyard via an attractive archway flanked by two maisonettes.

Please note that this is an indicative scheme and would be subject to obtaining the necessary planning consent.

Floor	NSA	GIA
LG	6,395	7,407
G	6,352	7,428
1	6,384	7,148
2	4,683	5,361
3	0	377
Total	23,814	27,721



INDICATIVE FLOOR PLANS



METHOD OF SALE

The site will be sold by way of informal tender on an unconditional basis.

VAT

The Property is elected for VAT.

FURTHER INFORMATION & CONTACTS

Further information and a suite of documents are available at the following link:

<https://edgeleyroad-clapham.com>

VIEWINGS

All viewings are strictly by appointment only through the sole agents.



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