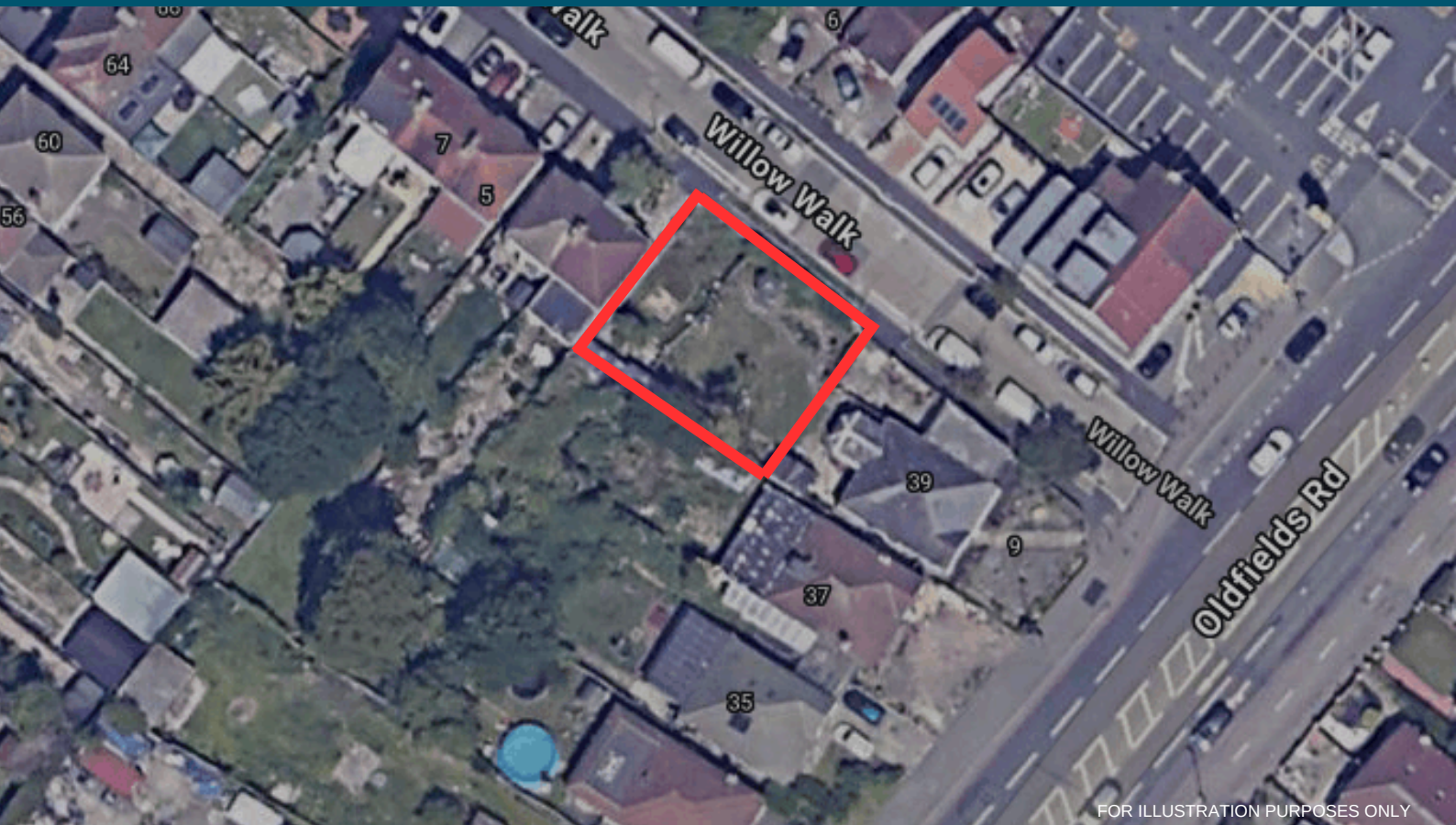


Land On The North-West Side of 39 Oldfields Road, Sutton SM1 2NB



FOR ILLUSTRATION PURPOSES ONLY

Development Opportunity

- Development opportunity located in a strong part of Sutton
 - Potential for the development of 1–2 residential units (subject to necessary consents)
 - Plans have been drawn up for potential bungalow scheme
 - 8 minute walk to Hamilton Avenue Recreation Park
 - Total size of the plot is 3,397 square feet
 - Sutton Railway Station approximately 10–12 minutes' walk away
 - Offers in excess of £115,000 for the freehold interest
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Description

The site was previously owned in conjunction with the front bungalow and has since been sold off as a separate parcel. A prior planning application was submitted for the demolition of the existing detached single-storey rear storage structure and the erection of two semi-detached, two-storey dwellings to the rear of No. 39.

This scheme was refused, principally due to concerns relating to overlooking and the impact on neighbouring amenity. A single-storey development is considered more appropriate. The current owner has commissioned draft proposals for a bungalow scheme, which are available for review, although these have not yet been formally submitted for planning.

Location

The area surrounding Land on the north-west side of 39 Oldfields Road benefits from a wide range of local amenities. Nearby Manor Park and Sutton Green provide attractive green spaces, while Sutton town centre offers an excellent selection of independent cafés, restaurants, and shops. The location is also well served by transport links, as well as a variety of nearby schools and healthcare services.

Local schools include All Saints Benhilton CofE Primary School (approximately 0.3 miles), Sutton Grammar School (approximately 0.6 miles), and Manor Park Primary School (approximately 0.5 miles).

Transport

Land on the north-west side of 39 Oldfields Road is well connected, with Sutton Railway Station approximately 10–12 minutes' walk away, providing regular services into Central London. West Sutton Railway Station is also within easy reach, while numerous local bus routes run along Oldfields Road and nearby main roads, offering convenient connections to surrounding areas including Morden and Wimbledon.

Bungalow scheme



Further Information

Please contact a member of the team at Highfield Investments for the further information pack.

VAT

VAT is not applicable.

Terms

Highfield are inviting offers in excess of £115,000 for the freehold interest.

Tenure

Freehold.