



**2-4 GREENFORD ROAD, SUTTON SM1 1JY**

CONSENTED DEVELOPMENT SITE FOR SALE | 19 PRIVATE FLATS & COMMERCIAL



## Key Features

- Consented development site for sale
- Existing buildings of approximately 192 sqm / 2,067 sqft
- Planning permission granted for a six-storey scheme comprising 19 private residential units and a ground floor commercial unit
- No affordable housing provision and no Gateway 2 requirements
- Site held within a project-specific SPV
- Opportunity to acquire the SPV, with stamp duty on share transfer at 0.5%
- Guide Price: £1,500,000 F/H, with the benefit of planning permission





**SUTTON HIGH STREET**

**SUBJECT SITE**



ASDA SUPERSTORE

SUTTON HIGH STREET

SUBJECT SITE



## Description

An opportunity to acquire a consented freehold development site in a well-established South London location.

The site currently comprises existing buildings of approximately 2,067 sqft (192sqm). Planning permission has been granted for the redevelopment of the site to provide a six-storey mixed-use scheme, comprising 19 private residential units together with a ground floor commercial unit.

The scheme benefits from no affordable housing requirement and no Gateway 2 obligations, offering a streamlined route to delivery. The site is held within a project-specific SPV with an opportunity to acquire the SPV, with stamp duty payable on the share transfer at 0.5%.

## Planning

[DM2024/00106](#) - Full planning permission was granted by Sutton Council on 27th March 2025 for the 'Demolition of the existing buildings and erection of a detached building comprising 19 self contained residential units including a roof terrace to the fifth floor, provision of commercial floor space and internal refuse and cycle storage for the building to the ground floor'.

Unit	Floor	Type	Size (sqft)	Size (sqm)
1	Ground	Commercial	1051	97.6
2	Ground	1b2p	592	55
3	First	1b2p	554	51.5
4	First	3b4p	804	74.7
5	First	1b2p	538	50
6	First	2b3p	662	61.5
7	Second	1b2p	554	51.5
8	Second	3b4p	804	74.7
9	Second	1b2p	538	50
10	Second	2b3p	662	61.5
11	Third	1b2p	554	51.5
12	Third	3b4p	804	74.7
13	Third	1b2p	538	50
14	Third	2b3p	662	61.5
15	Fourth	1b2p	554	51.5
16	Fourth	2b3p	658	61.1
17	Fourth	2b3p	681	63.3
18	Fourth	2b3p	662	61.5
19	Fifth	3b4p	820	76.2
20	Fifth	3b4p	820	76.2
<b>Total</b>	-	-	<b>13514</b>	<b>1255.5</b>

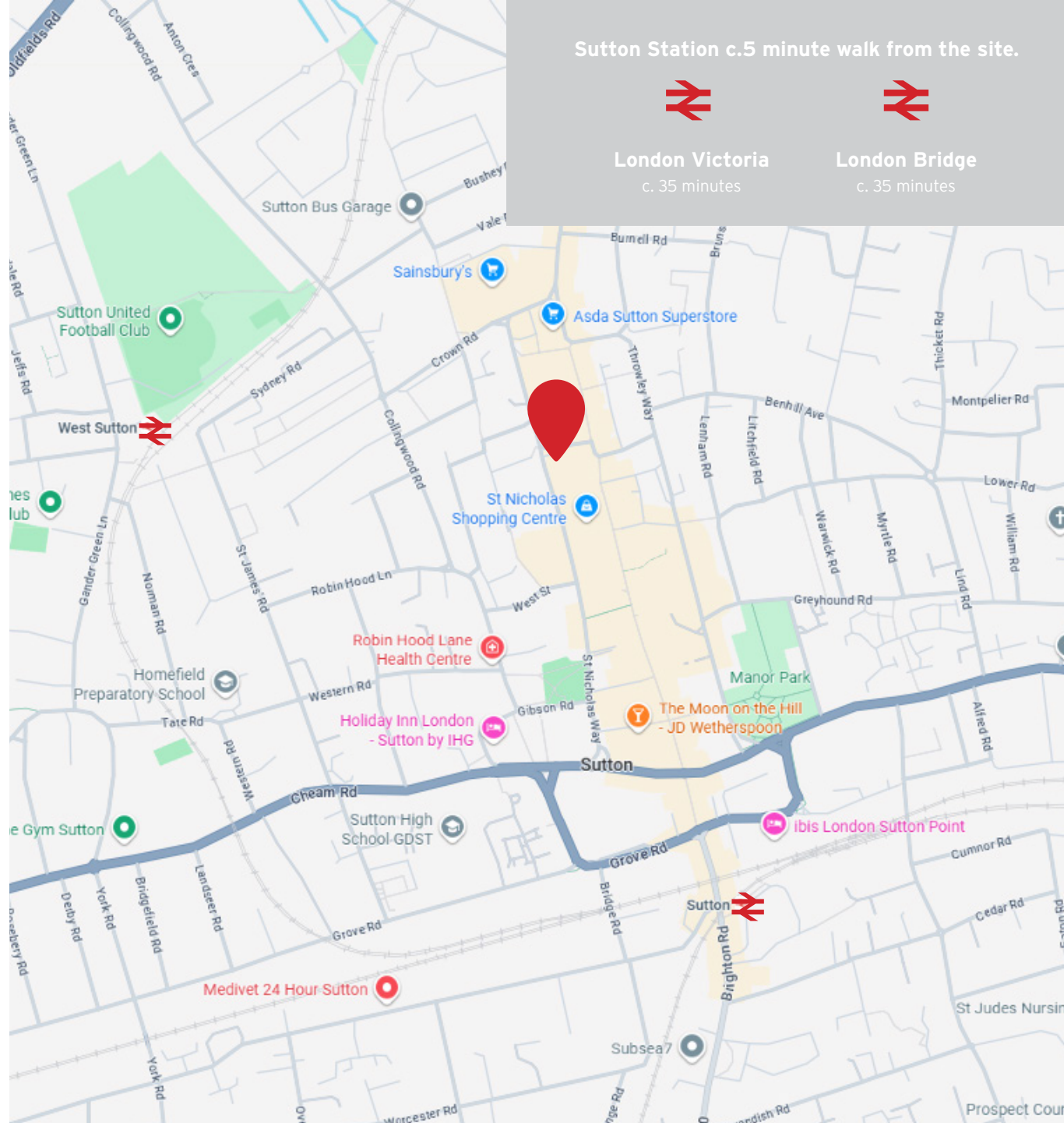


## Location

The site is located on Greenford Road within the established and highly accessible suburb of Sutton, a popular residential and commercial centre in South London. The immediate area benefits from a wide range of local amenities, including high street retailers, supermarkets, cafés and restaurants centred around Sutton town centre, creating a vibrant and well-served environment. The property also benefits from direct high street frontage, providing strong day-to-day convenience for occupiers.

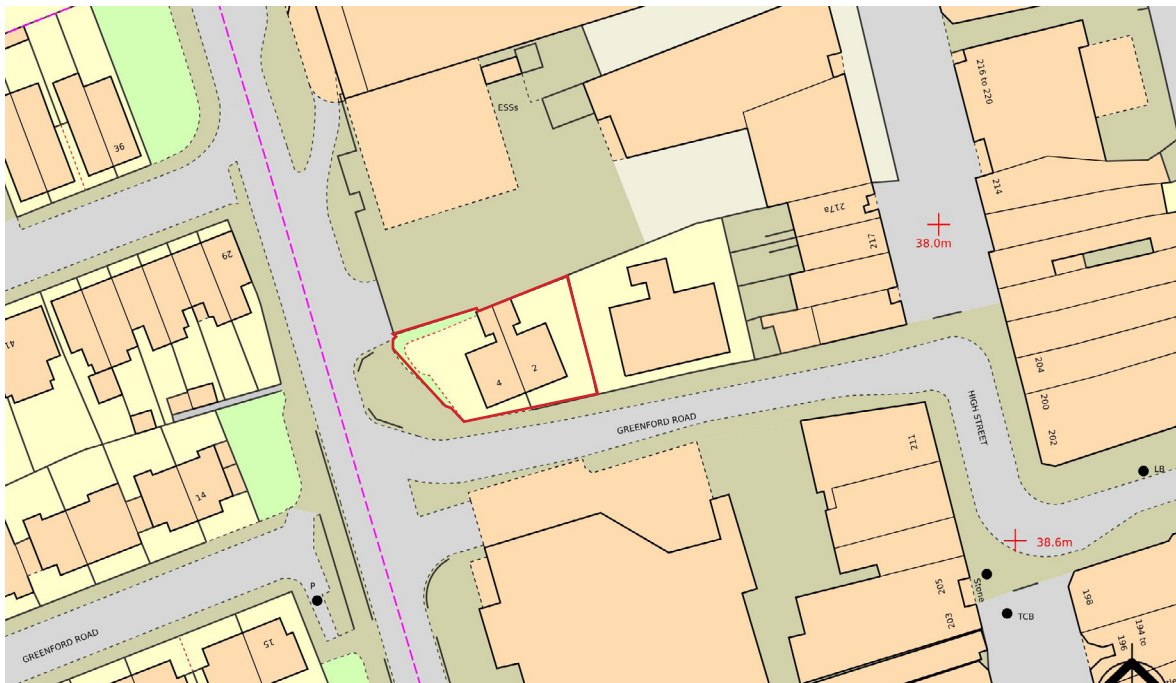
The location is well connected by public transport. Numerous bus routes operate nearby, providing convenient access to surrounding areas including Morden, Mitcham, Croydon and Wimbledon. Rail connections are provided by Sutton railway station, together with West Sutton railway station and Sutton Common railway station, all within close proximity. Sutton station is approximately a 5-7 minute walk away and provides regular National Rail and Thameslink services into Central London, with journey times of approximately 28-32 minutes to London Victoria and 35-40 minutes to London Bridge. Although located within Travelcard Zone 5, the property benefits from connectivity more typically associated with inner London locations.

Sutton continues to benefit from strong underlying residential demand, supported by several outstanding-rated secondary schools, relative affordability compared with neighbouring South West London markets such as Wimbledon, Raynes Park and Morden, and ongoing town centre regeneration initiatives. The borough also benefits from a number of development schemes in the pipeline and the longer-term potential for improved connectivity through the proposed Sutton Link Tramlink extension.



## Further Information

<b>Terms</b>	Guide Price: £1,500,000 F/H, with the benefit of planning permission.
<b>CIL</b>	£225,000
<b>S106</b>	£28,305
<b>Viewings</b>	All onsite inspections are by prior appointment only with Acorn's Commercial, Investment & Development Division.
<b>Available On Request</b>	<ul style="list-style-type: none"><li>- Schedule of anticipate resale values</li><li>- Additional photography</li><li>- Planning related documentation</li><li>- Land registry documentation</li></ul>



## Contact



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