

GLPG

84 Rathmell Drive

CLAPHAM, SW4 8JW



CGI of the Proposed Development

Executive Summary

CONSENTED DEVELOPMENT OPPORTUNITY TO CREATE 2 HOUSES AND 7 APARTMENTS IN CLAPHAM

- A 0.415-acre (0.168 ha) site comprising a single-storey detached dwelling and a large garden
- Vehicular and pedestrian access is provided via Rathmell Drive, with an additional pedestrian right of way onto Clarence Avenue via the rear garden of the adjacent property
- Planning has been granted to create 9 dwellings (2 houses and 7 apartments)
- The total proposed NIA is approx. 764.1 sqm (8,222 sqft)
- The seller has discharged the pre-commencement planning conditions relating to trees and materials to enable an immediate start on site
- The development is car-free, though each of the houses benefits from an off-street parking space
- Secure cycle storage for 17 bikes, a brick-enclosed communal refuse area, and a 98 sqm (1,055 sqft) communal garden
- The estimated CIL payment (payable in instalments) is approx. £203,419 and S106 payment is approx. £24,590

Location

The site is located in a quiet residential part of Clapham (SW4) yet the independent shops and cafés of Abbeville Village are a short walk away, while the broader amenities of Clapham High Street, Balham, and Brixton are all within easy reach.

Local highlights on Abbeville Road include Gails bakery, award-winning Ginger Pig butchers, and highly acclaimed restaurants Bistro Union, Brooke, Osteria Toscana, and MAAI as well as the Abbeville gastropub. A highly rated vet (Medivet) and a yoga & pilates studio (Nue) complete the offering. Moxon’s Fishmongers near Clapham South is not to be missed either.

Clapham South Underground Station (Northern Line) is roughly half a mile away, providing direct access to the City and the West End. Clapham Common Underground and Clapham High Street Overground stations are also within walking distance while the A205 South Circular is just around the corner.

The open green space of Clapham Common is just over half a mile from the property. Daily essentials are covered by a Sainsbury’s and M&S. Many well-regarded nurseries and schools nearby cater to children of all ages.

KEY DISTANCES

Elm Park Nursery	0.1 mile
Harris Academy Clapham	0.2 mile
Anytime Fitness	0.4 mile
Bonneville Primary School	0.5 mile
Sainsbury’s	0.7 mile
GAIL’s Bakery	0.7 mile
Clapham South Station	0.8 mile
M&S Simply Food	0.8 mile



Planning & Technical

Planning permission has been granted by the London Borough of Lambeth (Original Scheme: 25/00164/FUL and Variation 26/00427/VOC) to create 2 houses and 7 apartments across two distinct blocks.

- **South Building:** Comprises a pair of two-storey, semi-detached, family houses. The larger house features a wrap-around garden which spans the full width of the site. Each house benefits from an off-street parking space.
- **North Building:** A three-storey block containing 7 apartments with an attractive mix of 1 and 2 bedroom units.

The site currently contains a single storey bungalow which qualifies for CIL relief.

Soil and asbestos reports are available in the dataroom.

The asbestos survey indicates no significant asbestos present.

Structural engineers have advised that mass concrete foundations should be sufficient and piling is unlikely to be required.

All pre-commencement conditions have been discharged.

CIL & Section 106

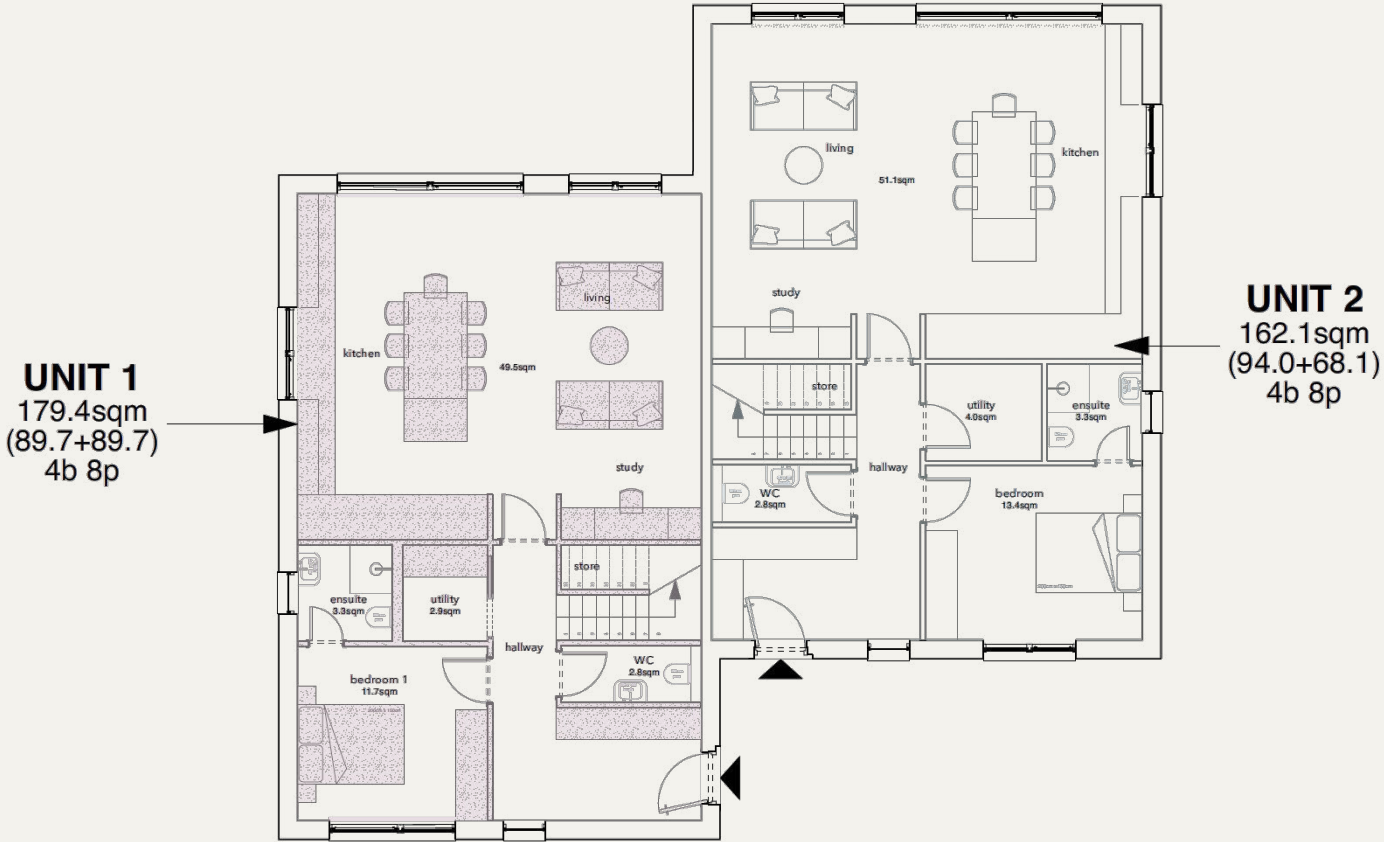
The CIL liability is approximately £203,419 with an S106 contribution of approximately £24,590. CIL is payable in instalments: the first £100,000 within 60 days of commencement and the balance within 240 days, providing a meaningful cash flow benefit. We strongly encourage all interested parties not to rely on this information and to carry out their own due diligence to satisfy themselves.

Proposed Accommodation Schedule

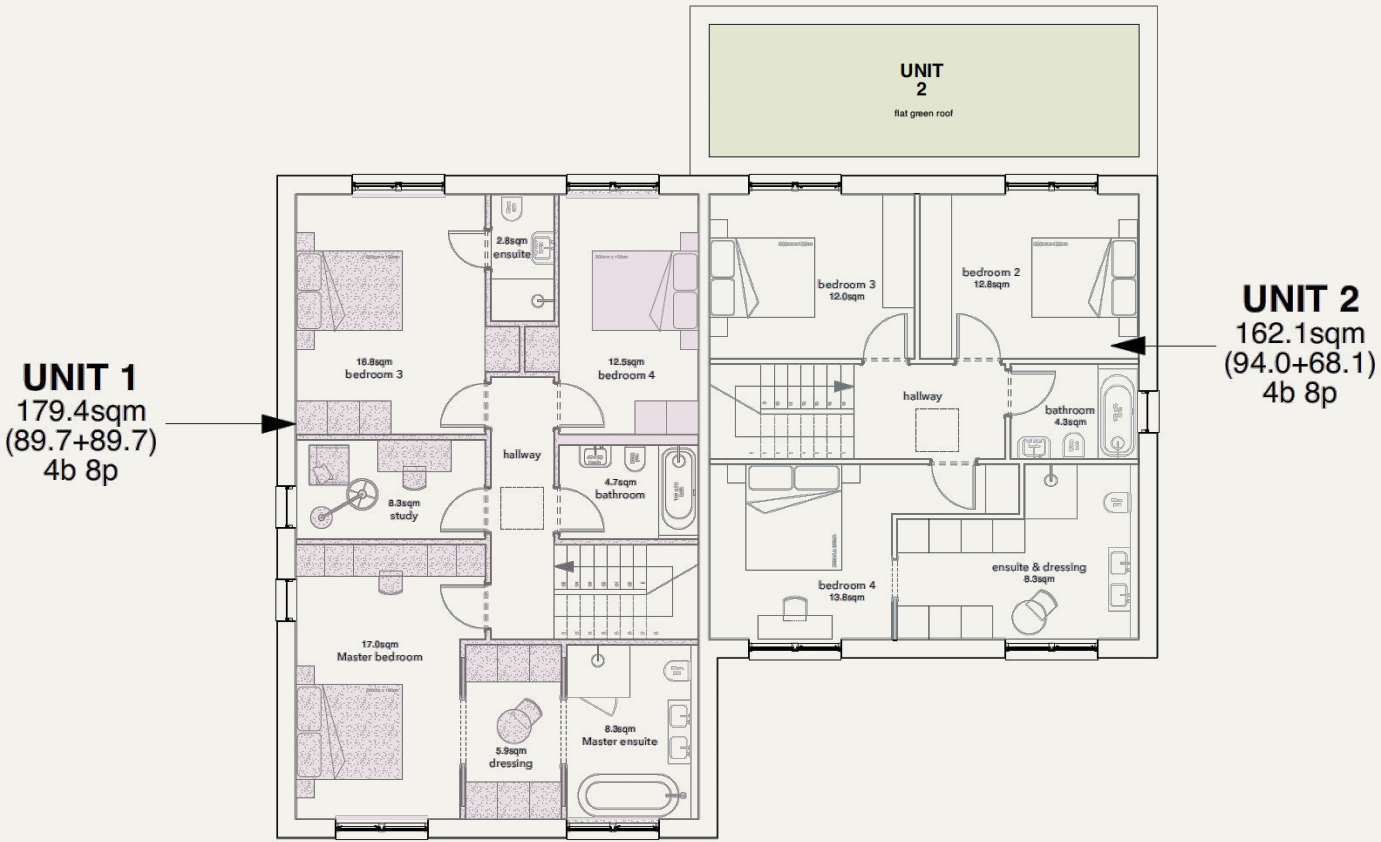
Unit	Type	Storey	Beds	Sqm	Sqft	Amenity	Amenity Sqm
1	House	2	5B8P	179.4	1,930	Garden	255.0
2	House	2	4B8P	162.1	1,744	Garden	101.0
3	Apartment	Ground	2B3P	65.1	700	Garden	48.6
4	Apartment	Ground	2B3P	70.0	753	Garden	111.0
5	Apartment	Ground	1B2P	51.1	550	Garden	30.0
6	Apartment	First	2B4P	77.6	835	Terrace	10.2
7	Apartment	First	1B2P	52.5	565	Balcony	3.1
8	Apartment	Second	1B2P	54.6	587	Terrace	5.0
9	Apartment	Second	1B2P	51.7	556	Terrace	10.0
Total				764.1	8,222		573.9



Proposed Floor Plans – South Building

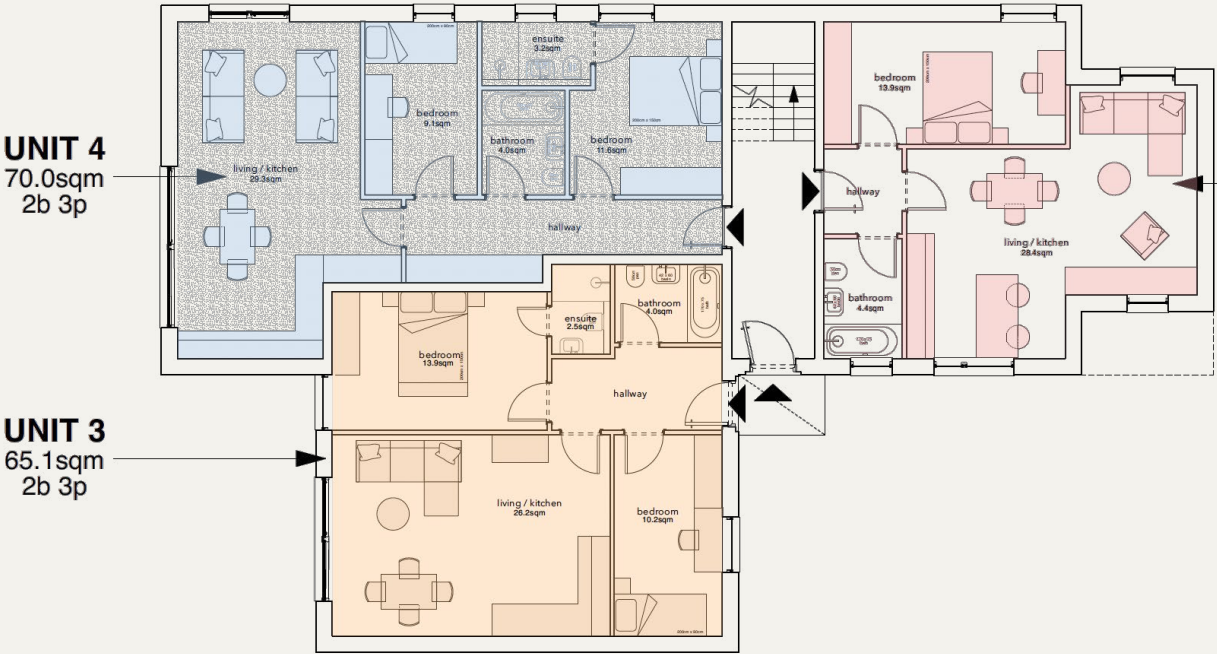


Ground Floor



First Floor

Proposed Floor Plans – North Building



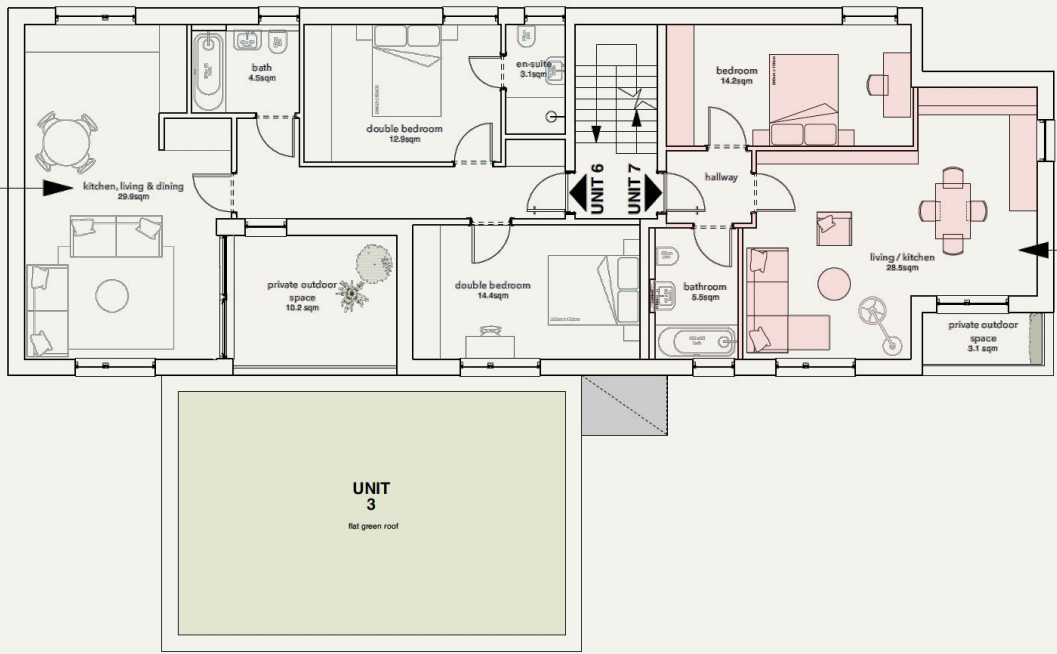
UNIT 4
70.0sqm
2b 3p

UNIT 3
65.1sqm
2b 3p

UNIT 5
51.1 sqm
1b 2p

UNIT 6
77.6sqm
2b 4p

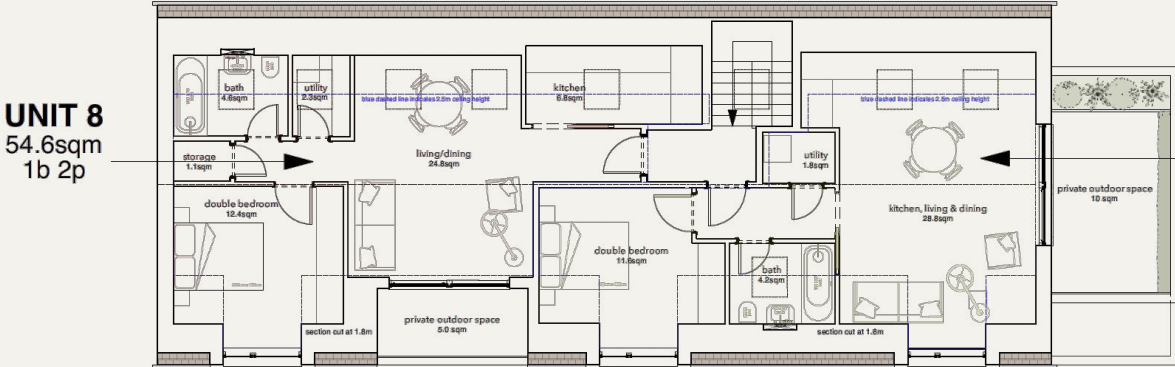
Ground Floor



UNIT 7
52.5sqm
1b 2p

UNIT 3
flat green roof

First Floor



UNIT 8
54.6sqm
1b 2p

UNIT 9
51.7sqm
1b 2p

Second Floor

METHOD OF SALE

The Property is offered for sale freehold or via an acquisition of the property-owning SPV by informal tender at a Guide Price of £2,500,000, subject to contract.

VAT

It is our understanding that the property is not elected for VAT.

FURTHER INFORMATION

Further information and associated documents can be found by visiting:
www.glpj.co.uk/rathmell-drive/

CAPITAL ADVISORY

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:
0203 336 7377 or email capital@glpg.co.uk.

CONTACT

For further information or to arrange an inspection, please contact the sole agent, GLPG or a member of our team below:

Sam Bacon

Associate Director
0203 196 2413
07530 961 373
sam.bacon@glpg.co.uk

Harry Marks

Senior Associate
0208 143 1280
07590 461 123
harry.marks@glpg.co.uk

Oliver Worrall

Associate
0203 196 2414
07375 127 367
oliver.worrall@glpg.co.uk

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.