

Residential Led Mixed Use Development Opportunity 56-66 Gwynne Road

Battersea, London SW11 3UW



CGI of permitted scheme

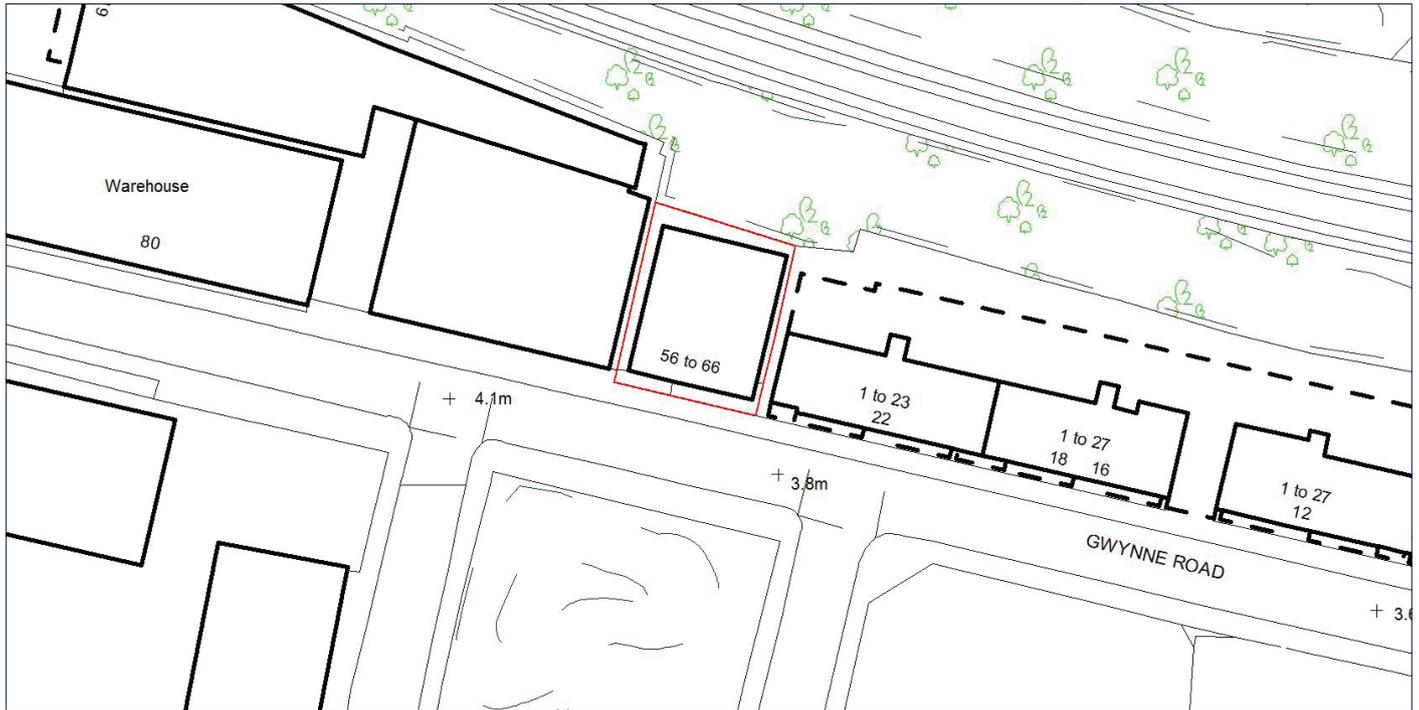
- Residential led mixed use development opportunity in close proximity to Battersea Square.
- Broadly rectangular site extending to approximately 0.04 hectares (0.09 acres), currently in use as an industrial laundrette.
- Planning permission for the demolition of the existing building to provide a 14 storey mixed-use scheme, with commercial/retail uses at ground and mezzanine level and 33 residential flats on the upper levels, including associated cycle and refuge storage at basement level.
- 22 private units (NSA 18,740 sq ft) and 11 Shared Ownership units (NSA 8,794 sq ft)
- For sale Freehold with vacant possession

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Location

The site is located on the north side of Gwynne Road, close to its junction with Lombard Road, in the London Borough of Wandsworth. The site is located approximately 400 metres south of Battersea Square which provides a number of cafes and restaurants. A range of independent and convenience retailers including Tesco and Sainsbury's can also be found to the east along Battersea High Street and adjoining roads.

The site is well served by public transport and is located approximately 1km (0.6 miles) north west of Clapham Junction train station, providing regular services to London Victoria and Waterloo. The area is also well served by several bus routes operating along Lombard Road and York Road.

The future Diamond Jubilee footbridge, to be located on Lombard Road to the west of the site has gained planning permission and, once built, will provide direct access to the north side of the Thames and connectivity via Imperial Wharf Overground Station.

Description

The site is broadly rectangular and extends to approximately 0.09 acres (0.04 hectares). The property currently comprises a two storey commercial building in use as an industrial laundrette, with ancillary offices above.

The site is bounded to the east by 'The Regent', a mixed-use development completed in 2012, and a Safestore self storage unit to the west. Beyond an elevated railway line to the north are the Fred Wells Gardens and to the south the site is bound by Gwynne Road itself beyond which are the Harroway Gardens.

Planning

The property falls within the jurisdiction of the London Borough of Wandsworth, and does not contain any listed structures nor is it located within a Conservation Area.

The site benefits from planning permission (Ref 2014/5357) for the following development:

"Redevelopment of the site comprising of the demolition of the existing two-storey commercial building, excavation to form new basement and replacement with a new 14 storey building to provide mixed use comprising of commercial/retail at ground & mezzanine levels and 33 residential flats above with cycle and refuse storage facilities at basement level."

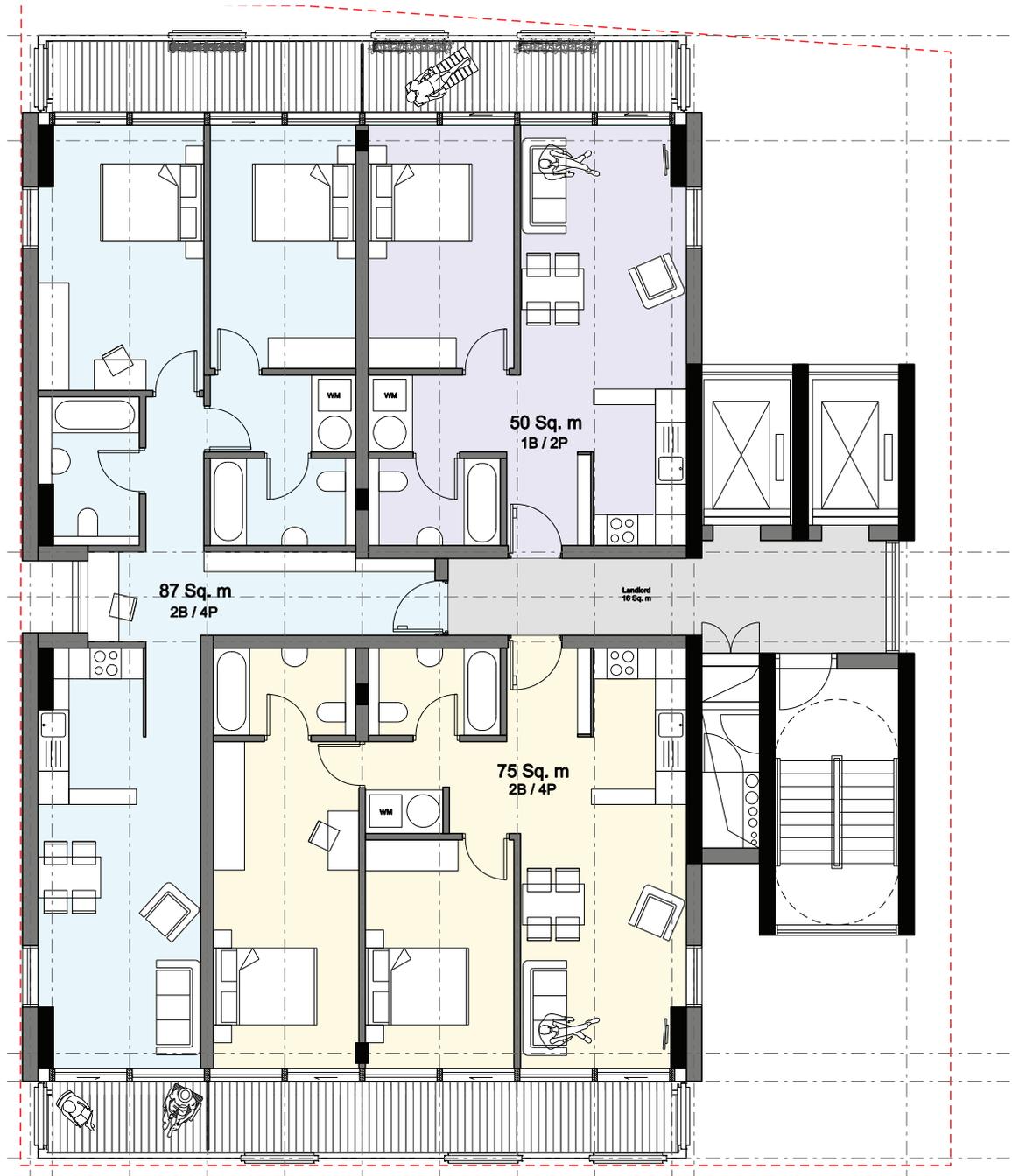
The application is subject to a Section 106 agreement stipulating that 11 of the units will be delivered as Shared Ownership units. We understand that financial contributions will also have to be made towards improvements to Holloway Park (£290,125), improvements towards the surrounding footways (£36,000) and improvements to signage around Clapham Junction (£15,000), totalling £341,125.

The Mayoral CIL will be charged on the scheme at a rate of £50 per sq m and the borough CIL will be charged by Wandsworth at a rate of £250 per sq m.

The consented accommodation schedule summary table is set out below.

Type	Number of Units	NSA / NIA sq m	NSA / NIA sq ft	Floor Level
Private Residential	22	1,741	18,740	4 th – 12 th
Shared Ownership	11	817	8,794	1 st – 5 th
Commercial	-	400	4,306	Ground & Mezzanine
Total	33	2,956	31,755	-

Sample Floor Plan



Wimshurst Pelleriti

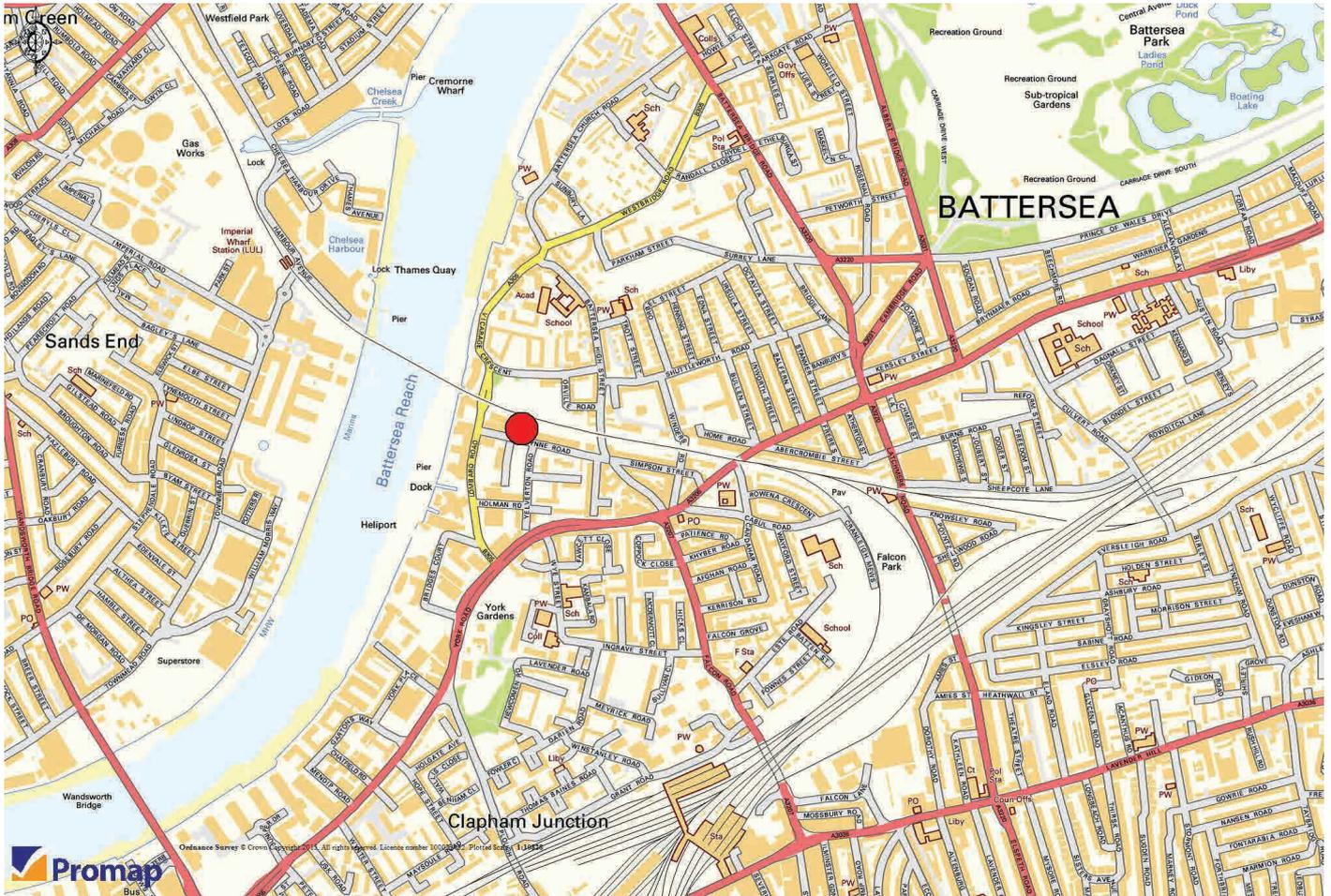
The scheme was designed by architecture practice Wimshurst Pelleriti, and Wandsworth Council verified that the exceptional height of the scheme in relation to other buildings in the locality was permitted largely due to the high quality of the design and the argument put forward by the architects that the area needed more density and would benefit from a prominent building at the hub of the community.

The proposed scheme sits in an area with strong potential for regeneration through the redevelopment of a number of sites

which could together support a new community big enough to become a thriving neighbourhood. Carefully designed to respond to the surrounding buildings and the green space in front, the northern and southern elevations, facing the parks to the front and rear, will be predominantly glazed. By making the entrance and ground floor double height and creating a small paved square outside the building's entrance, the design creates an open, welcoming building with strong connections to the adjacent green areas.

On the upper floors, each residential apartment opens out onto a private balcony. The basement of the development will provide a cycle store, flexible storage for each flat and refuse facilities. The roof will accommodate a plant area and two roof decks.





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Tenure

The property is for sale Freehold with vacant possession.

Method Of Sale

The property will be sold by way of informal tender (unless sold prior). Offers are sought for the freehold interest on a wholly unconditional basis only.

VAT

The property is not elected for VAT.

Viewings

The site can be viewed externally from Gwynne Road.

Further Information

Further information, technical and legal documentation is available at:

www.savills.co.uk/gwynneroad

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