

# For Sale

# LANDWOOD GROUP



Land at the rear of Granard Avenue, London, SW15 6HH

## 0.14 Acre Site with Planning London

- 0.14 acre site
- Available with Vacant Possession
- Planning permission for 4no 2-bedroom dwellings
- Located 7 miles outside of London with good commuter links to the city centre

---

### Contact:

t: 0161 710 2010  
[charlotte.haynes@landwoodgroup.com](mailto:charlotte.haynes@landwoodgroup.com)

---

### Viewings:

#### Strictly by Appointment

Landwood Group, South Central  
11 Peter Street  
Manchester M2 5QR

**Date Particulars — May 2019**



### Location

The subject is located 7 miles to the south west of London, close to the district of Putney and can be accessed via the A3, running from central London to Guildford and on to Portsmouth.

Putney is served by mainline South Western Railway trains to London Waterloo from Putney station, a 20 minute walk from the site and by London Underground from East Putney, a 25 minute walk.

### Description

The 0.14 acre site is located off Granard Avenue and is served via an access road. The site has planning permission for the demolition of the existing garages and construction for 4no 2-bedroom houses with ground and first floor and part basement along with a private parking space.

Planning Ref: 208/3122 Wandsworth Council.

Planning Application attached.

### Tenure Information

The premises are held under freehold title TGL470197.

Title Plan attached.

### Tenancies

Available with vacant possession.

### VAT

All figures quoted are exclusive of VAT which may be applicable.

### Legal

Each Party will be responsible for their own legal costs.

### Price

Offers over £1,500,000.

### Important Notice

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact. Intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to the condition or operation; 5) These particulars do not constitute part of a contract and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority offer or contract; 6) The vendors or lessors do not make or give and neither do Landwood Commercial.

HM Land Registry  
Current title plan

Title number **TGL470197**  
Ordnance Survey map reference **TQ2274NE**  
Scale **1:1250**  
Administrative area **Wandsworth**



© Crown copyright and database rights 2017 Ordnance Survey 100020318. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

