



Land & Development  
66-68 Wimbledon Hill Road, London, SW19 7PA  
tel: 020 8943 2211 fax: 020 8255 3666  
email: land@lauristons.com

## LAND & DEVELOPMENT OPPORTUNITIES

DEC 2011

### Addlestone

Site with planning permission to demolish the existing building and to build a 48 bedroom care home on a 0.39 acre site. Appeal decision pending for a 64 bedroom care home.

**Guide Price** - Offers in the region of **£1,600,000**

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### Aldershot

**SOLD**

Site with planning permission to build 1 x detached 3 bedroom house and 2 x 3 bedroom semi detached houses.

**Guide Price** - Offers in the region of **£300,000**

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### Bagshot

Investment Opportunity  
Freehold for sale, 5 flats generating 7.5% yield

**Guide Price** - Offers in excess of £600k

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### Bexhill

Site being sold subject to planning  
Plans have been drawn up for a 91 bedroom care home over 3,800 sq ft

**Guide Price** - POA

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### Brixton

Site with planning permission to build 14 private flats

**Guide Price** - Offers in the region of **£1.8m**

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## Camberley

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Site with planning permission to build 9 apartments, 7 x 2 bedrooms, 1 x 1 bedroom and 1 x 3 bedroom above 3600 sq ft of commercial.

**Guide Price** - Offers in excess of **£750,000**

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## Colliers Wood

Site with planning permission to build 28 private residential apartments, 9 live work units, 2 B1 offices totalling 6,000 sq ft and a 12,900 sq ft A1/A3 mixed use retail unit on the ground and lower ground floor.

Vendor very flexible and will consider joint venture and taking back retail units and offices once built out.

**Guide Price** - POA

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## Colliers Wood

Freehold Public house with potential alternative use / redevelopment (subject to necessary consents)

**Guide Price** - Offers in excess of **£1,100,000**

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## Croydon

Site with planning permission to demolish the existing building and to build 37 apartments (18 affordable and 19 private) above a 4300 sq ft retail unit and an 830 sq ft community hall with 24 parking spaces on the ground floor.

**Guide Price** - Offers in the region of **£2,000,000**

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## East Grinstead

**SOLD**

Site with planning permission to demolish the existing building and to build 8 x 4 bedroom houses and 4 x 2 bedroom apartments.

**Guide Price** - Offers in excess of **£900,000**

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## Hampton Wick

DEC 2011

Site with planning permission to build 11 private flats, some with river views.

**Guide Price** - POA

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## Norbury

Site being sold subject to planning

Planning application submitted to demolish the existing property and to build  
4 x detached houses.

**Guide Price** - Offers in excess of **£800,000** Subject to planning  
Decision due Nov 2011.

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## Sunningdale

**SOLD**

Site with planning permission to build 10 x 3 bedroom terrace houses and 2 x 6  
bedroom detached houses. (Detached houses to be handed back to the vendor).

**Guide Price** - Offers in excess of **£2.6m**

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## Sunningdale

Detached house on a 0.5 acre plot with potential to build a 6000 sq ft house subject  
to planning.

**Guide Price** - Offers in the region of **£1.2m**

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## Sunningdale

Site with planning permission to build 2 Large detached houses (10,800 sq ft &  
15,300 sq ft)

On a 1.84 acre plot.

**Guide Price** - Offers in excess of **£4.3m**

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## Sunningdale

**DEC 2011**

An Impressive country house of approx 8,800 sq ft with magnificent indoor swimming pool complex, 6 Bedrooms , 2 bathrooms , 4 reception rooms ,basement with utility and games room ,4 car garage ,partly walled garden of approx 1.3 acres with distant views.

**Guide Price** - Offers in the region of **£3.0m**

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## \*Thornton Heath

Site with planning permission to demolish the existing building and to build 21 apartments (12 private and 9 affordable) above 2,300 sq ft of B1 and 13 parking spaces on the G/Floor

**Guide Price** - **£1,500,000**

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## Tooting

**SOLD STC**

Site being sold subject to planning

Planning application has been submitted to demolish the existing building and to build a terrace of 4 x 3 bedroom 1100 sq ft houses, 3 x 2 bedroom and 2 x 1 bedroom apartments.

**Guide price** - Offers in excess of **£1,000,000**

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## Vauxhall

**SOLD**

Site with planning permission to build 3 houses and 2 maisonettes.

**Guide Price** - Offers in excess of **£1.5m**

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## Wimbledon

**SOLD**

Site with planning permission to build 9 flats and plus 6,500 sq ft of B1 commercial.

**Guide Price** - POA

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## Wimbledon

DEC 2011

Site with planning permission to build a 6500 sq ft 6 bedroom house on a third of an acre plot.

**Guide Price** - Offers in the region of **£3,000,000**

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## Wimbledon

Site with planning permission to demolish the existing property and to build 4 x 3 bedroom flats , 1 x 2 bedroom flat and a 1,200 sq ft semi detached house above 3,600 sq ft of B1 commercial.

**Guide Price** - offers in excess of **£1,100,000**

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## Woking

Site with planning permission to demolish the existing property and to build 1 x 1 bedroom and 5 x 2 bedroom flats.

**Guide Price** - Offers in excess of **£500,000**

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Our standard acquisition terms will apply on all of the above listed opportunities. For the land purchase 2% plus VAT with a minimum fee of £15,000 plus VAT. Lauristons New Homes Department will be instructed on all new home sales at 2% plus VAT. If an opportunity is purchased and the land sold on then Lauristons will be the sole instructed land agent to sell at a fee of 2% plus VAT.

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