

**JT** | JOHN THOROGOOD

# 89 Ramsden Road, Balham. London. SW12 8RA

*A development property WITH planning permission for sale at £1.9m PLUS additional potential DEVELOPEMENT OF GARAGE SITE (NOT INCLUDED)*



# Summary

This is a large end of terrace, corner property within a 5 minute walk of Balham tube and train stations. 2 separate planning permissions have been obtained to develop the property from the current 5 X bedsits, into 5 larger apartments;

**Planning permission A:** 1 X 2bed, 1 X 3bed, 2 X 1bed, 1 X studio. This will be completed via; current basement deepening, rear extension, loft extension and renovation.

**Planning permission B:** 2 X 3bed, 2 X 1bed, 1 X studio. This will be completed via; current basement deepening, new build basement to the rear, rear extension, loft extension and renovation.

The property is held within an SPV and is currently available at **£1.9m**,

There is **additional value** in the large double garage in the rear garden. We believe this was once used as a domicile and therefore could qualify for a certificate of lawfulness - thus future development into a coach house (as evidenced by the property across from the garage on Oldridge Road) - AVAILABLE SEPARATELY.



# Site Location

The site is located just 300m from Balham Train and underground station and thus is a 6 minute walk for commuters.

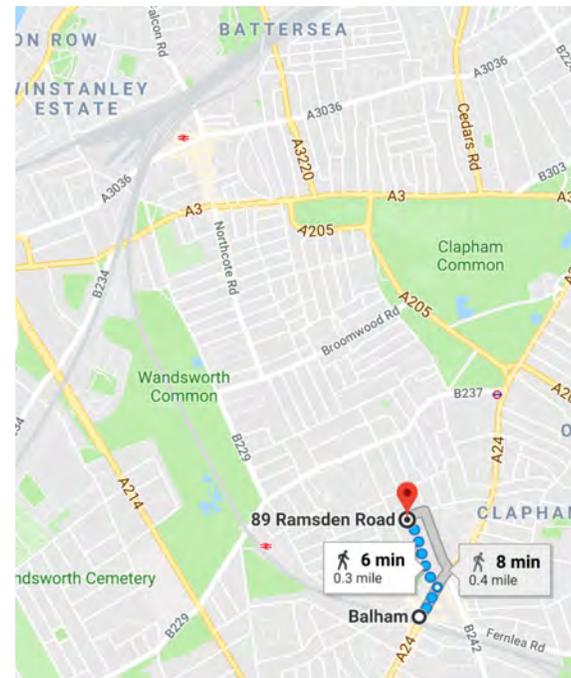
This is a train station that has direct trains several times an hour into London Victoria Station. This journey is just 12 minutes. Therefore, commuting into central London will currently take 18 minutes in total.

Balham is also on the Northern Line and thus has direct travel to Waterloo station and further north into London within 20 minutes.



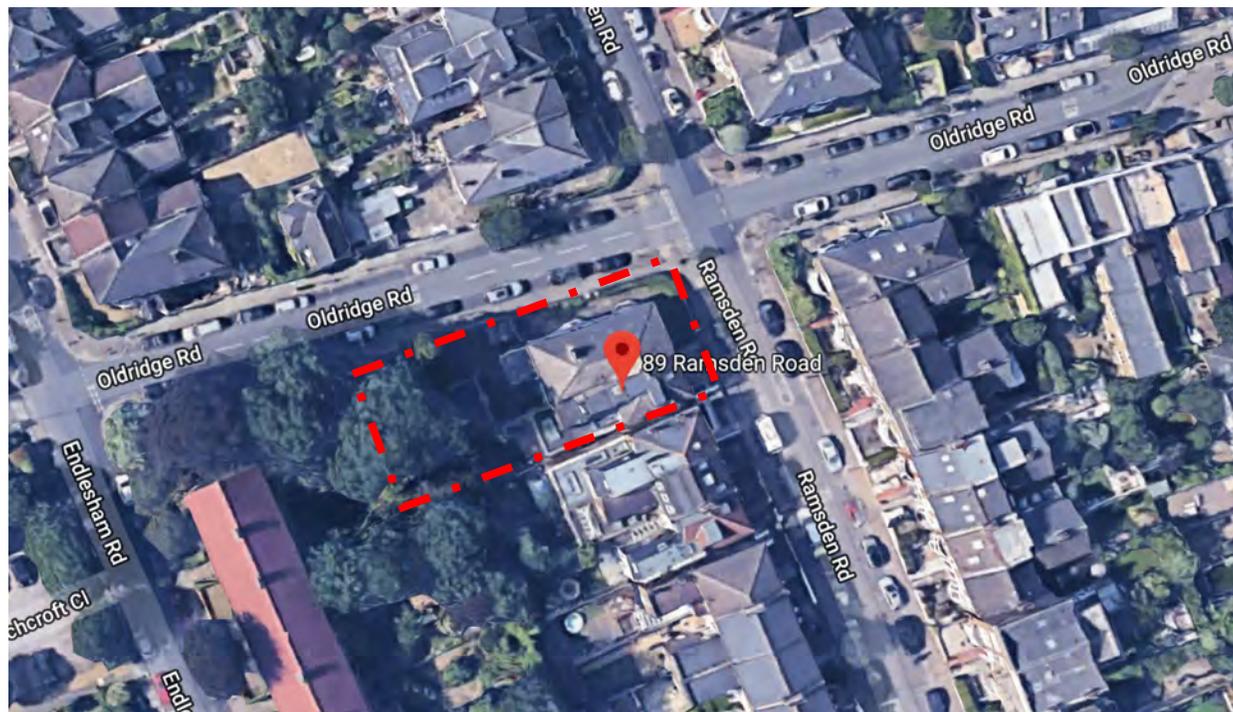
Balham Station to Victoria Station

Balham station walk to site



Balham station on the Northern Line

# Existing Site



# Proposed Development Plan



Conservation area rooflights, similar to several on the adjacent and neighbouring properties

Proposed rear extension and glazing to match the materiality, proportions and character of the existing property

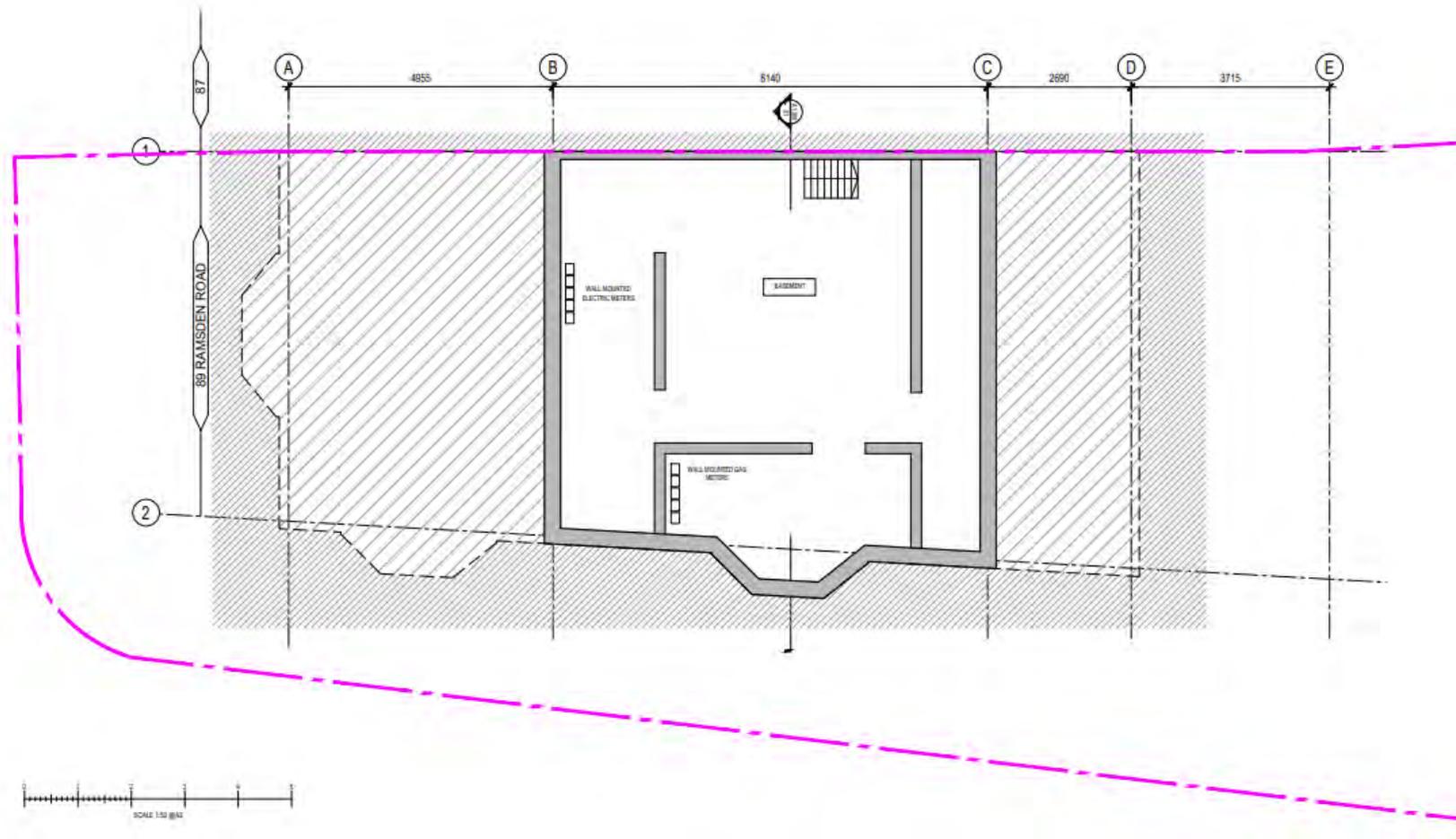
Proposed shed to replace the existing two sheds. The proposed shed is lower in height than the existing sheds and not visible from the street as it is concealed behind the existing boundary wall. This will provide space for the communal bin store and cycle storage.

Rear Garden lightwell- This is to provide natural light into the proposed basement living areas for the 3 bedroom (5 person) apartment. This sits within the back garden and is enclosed by the existing 1.8m tall boundary wall. As can be seen, this is not visible from the street nor from the outlook of the neighbouring properties thus does not diminish the character of the Nightingale Lane Conservation area.

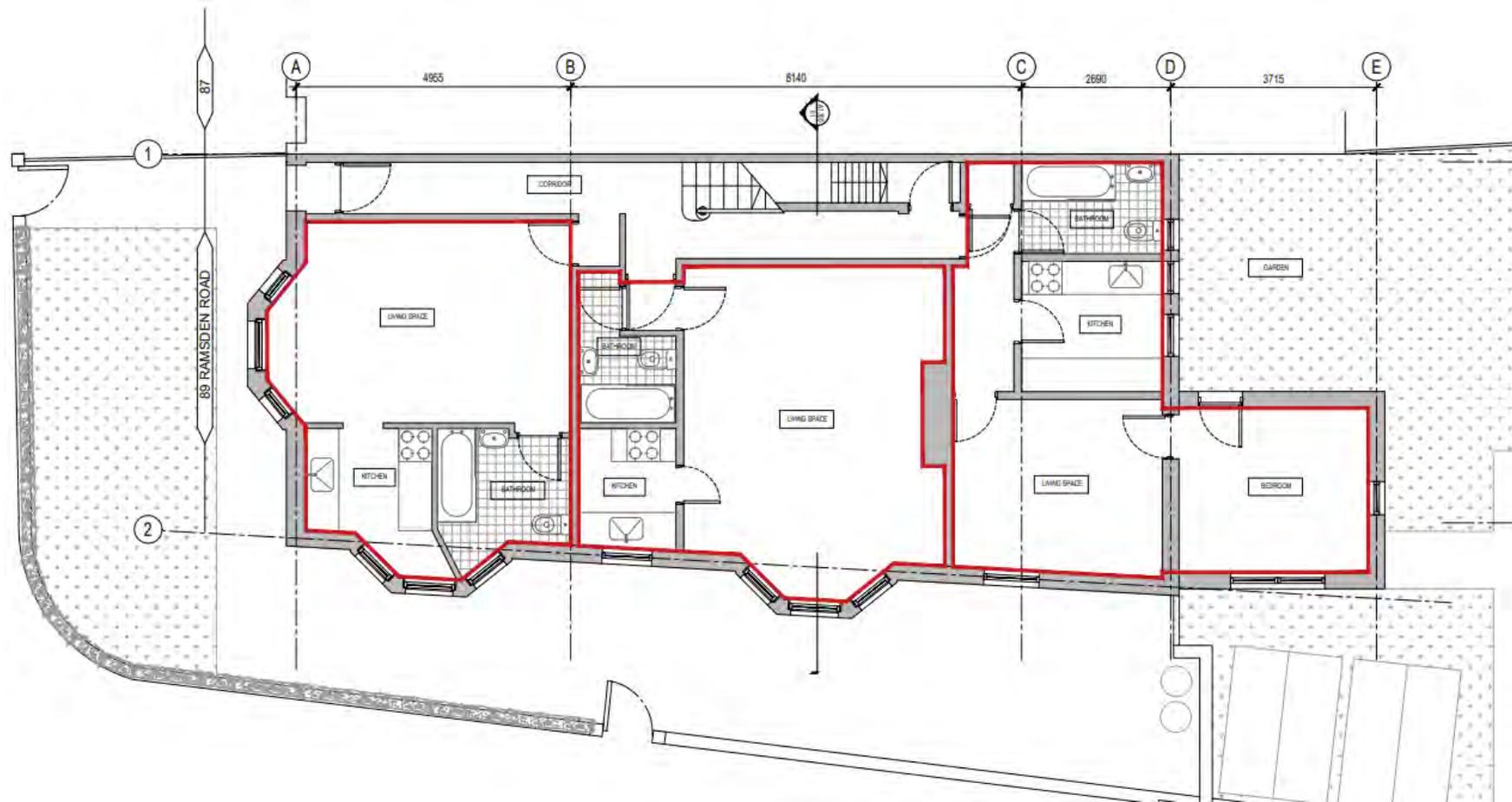
Hedges restored above boundary wall. The existing site has partial bushes along this stretch of the boundary wall and create an untidy and incongruous appearance.

Proposed side garden lightwell with metal grille on top to provide natural light into the proposed storage space in the basement- similar to several properties along Ramsden Road and surrounding areas. The proposed lightwell retains 50% of the depth of the garden. As such, it would be compliant with policies DM51, DM52 and DMH5 of the Development Management Policies Document (2016). It will not cause harm to the character, appearance and setting of the house.

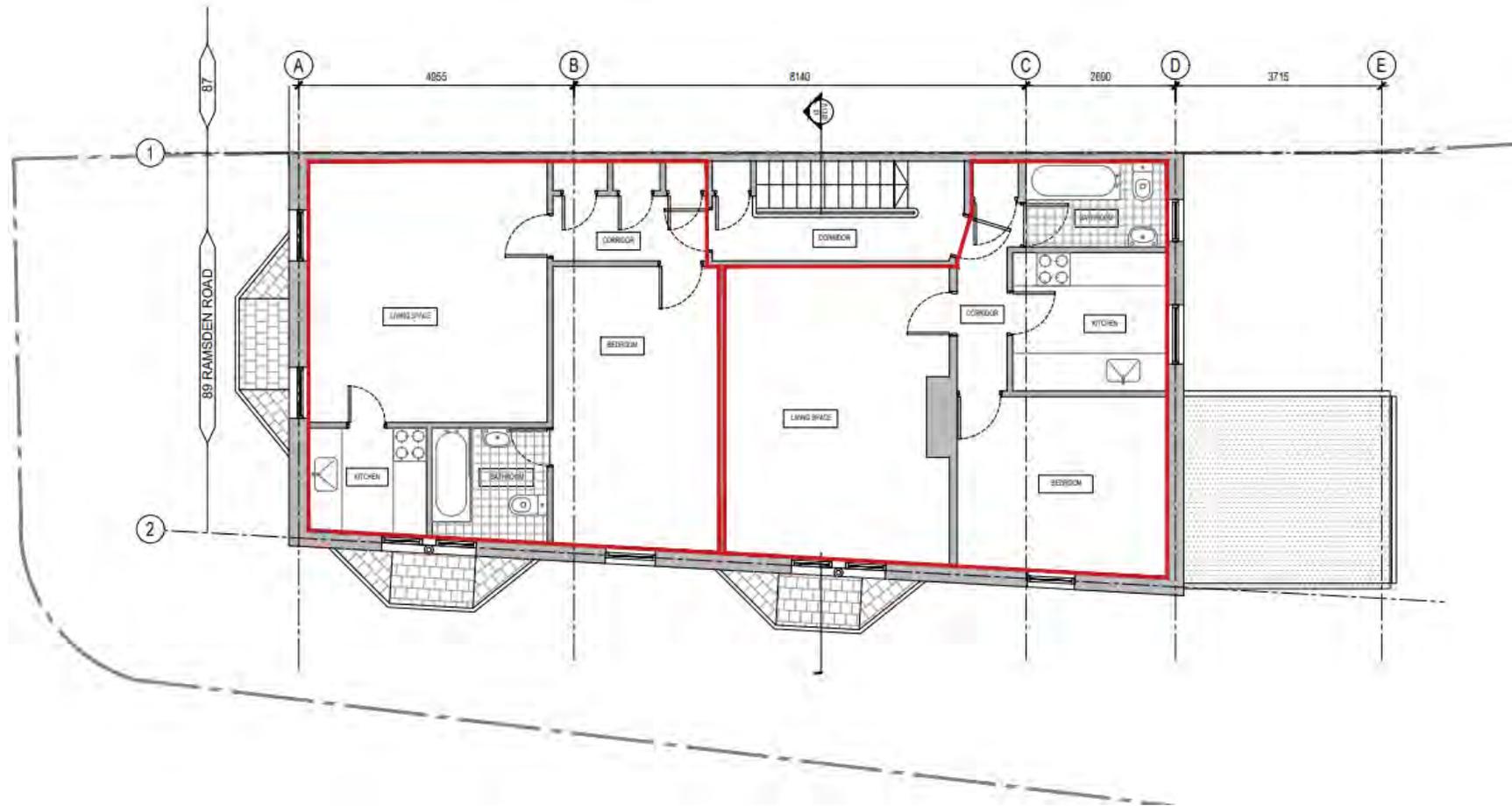
# Current Floor Plans - Basement



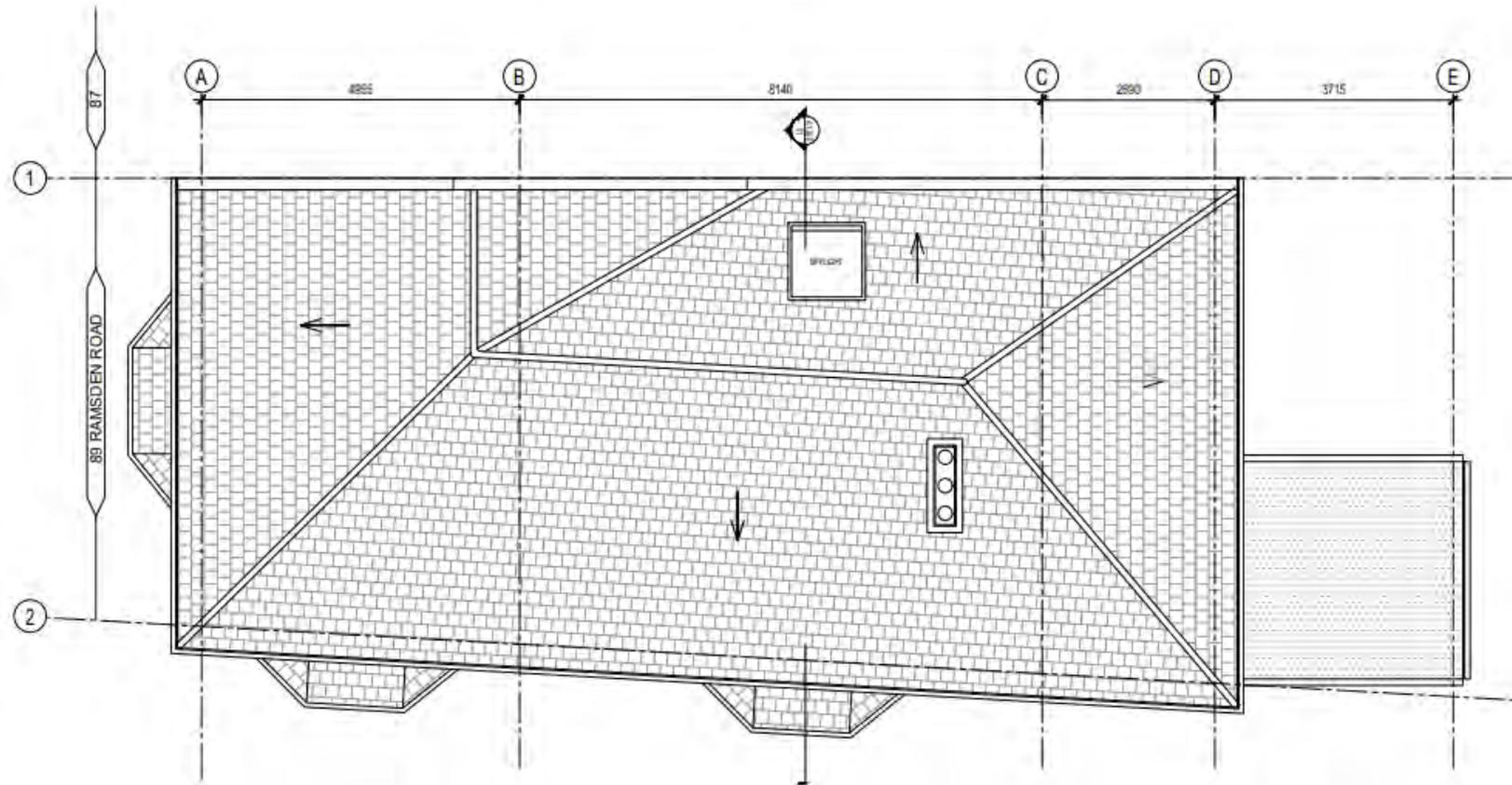
# Current Floor Plans - Ground Floor



# Current Floor Plans – First Floor



# Current Floor Plans - Roof



# Planning Permission A

**Planning permission A:** 1 X 2bed, 1 X 3bed, 2 X 1bed, 1 X studio.

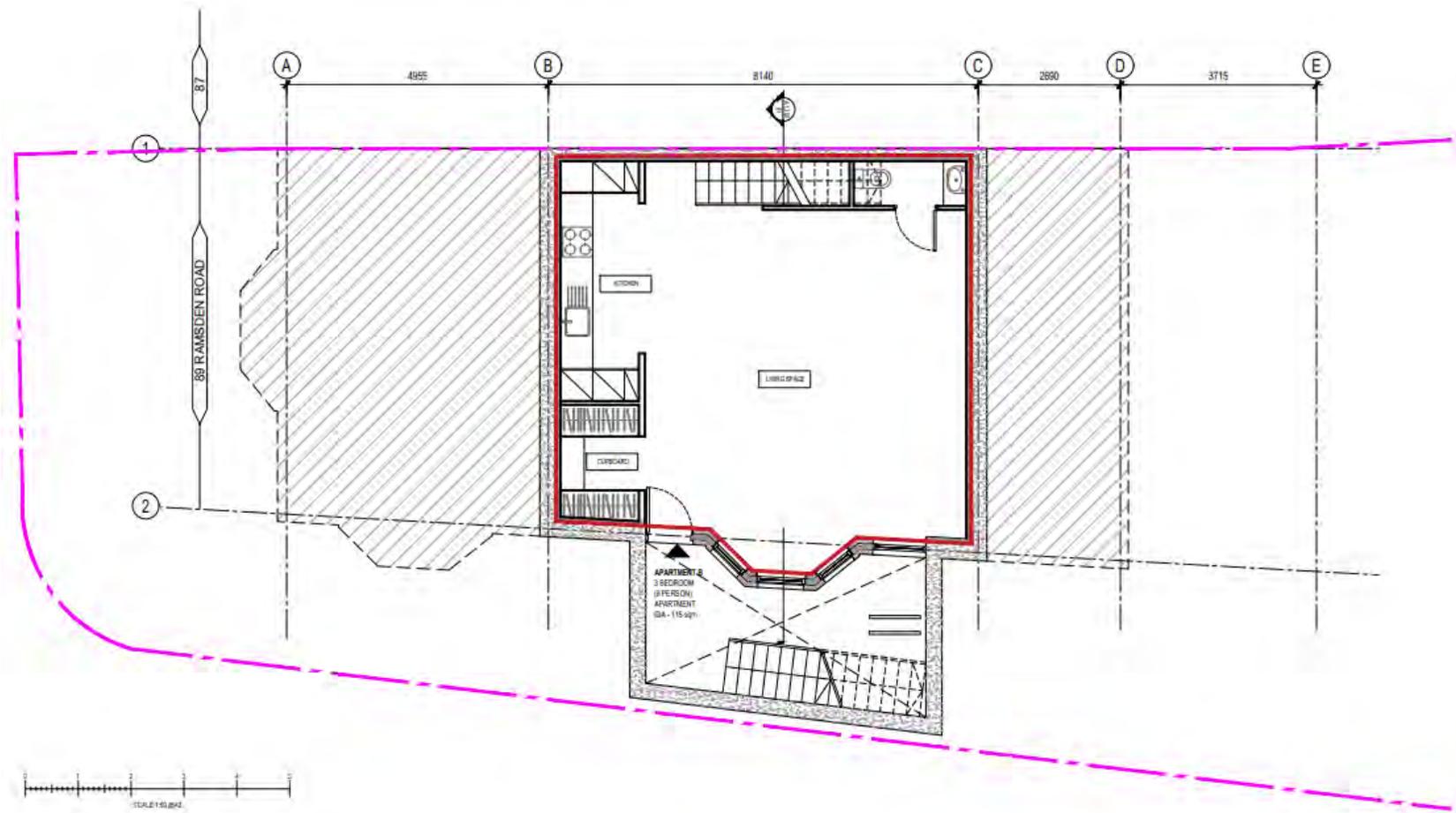
This development will be completed via; current basement deepening, rear extension, loft extension and renovation.

The following pages show the basement & ground floor plan for the smaller of the two approved planning permissions. The first floor and loft development are the same in both planning permissions.

The following is the anticipated GDV for the 5 completed apartments;

Apartment	Area (SQM)	Estimated Sale Price
2 bed	72	£0.74m
3 bed Duplex	115	£1.18m
1 bed	50	£0.51m
1 bed	50	£0.51m
Studio Loft	42	£0.38m

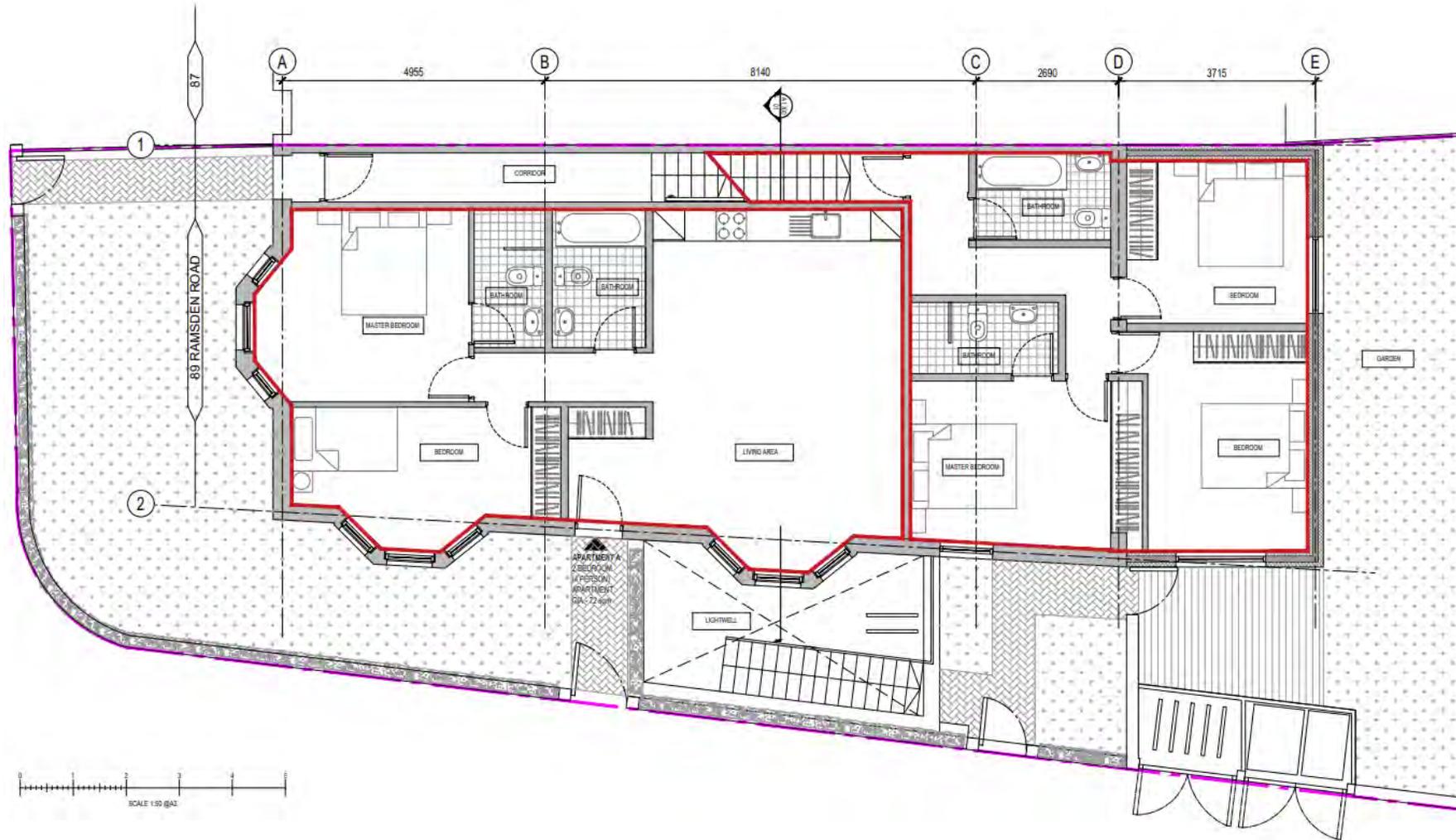
# Planning Permission A - Basement



# Planning Permission A - Basement



# Planning Permission A – Ground Floor



# Planning Permission B

**Planning permission B:** 2 X 3bed, 2 X 1bed, 1 X studio.

This will be completed via; current basement deepening, new build basement to the rear, rear extension, loft extension and renovation.

The following pages show the basement & ground floor plan for the larger of the two approved planning permissions. The first floor and loft development are the same in both planning permissions.

The following is the anticipated GDV for the 5 completed apartments;

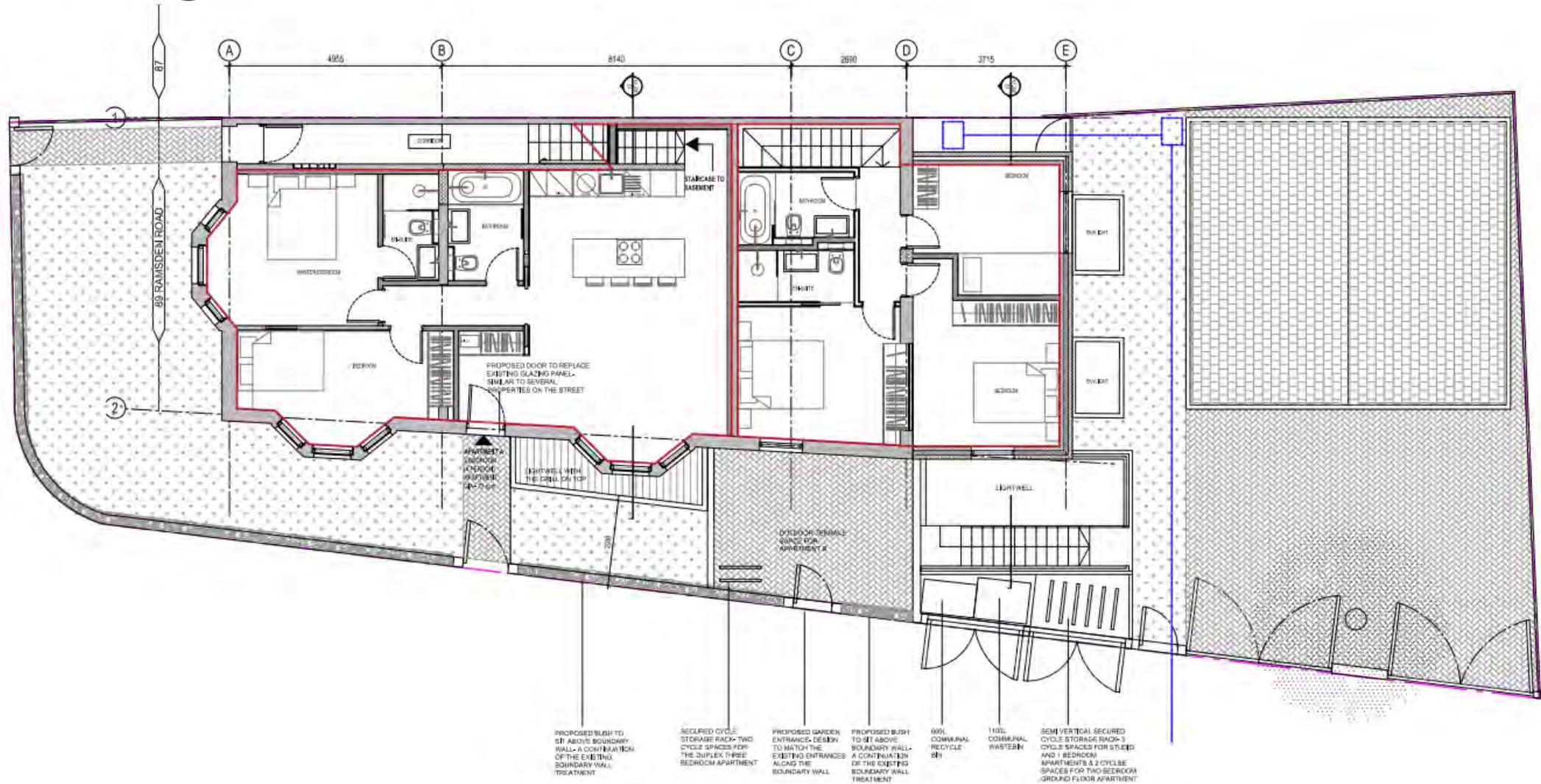
Apartment	Area (SQM)	Estimated Sale Price
3 bed Duplex	130	£1.30m
3 bed Duplex	100	£1.00m
1 bed	50	£0.51m
1 bed	50	£0.51m
Studio Loft	42	£0.38m



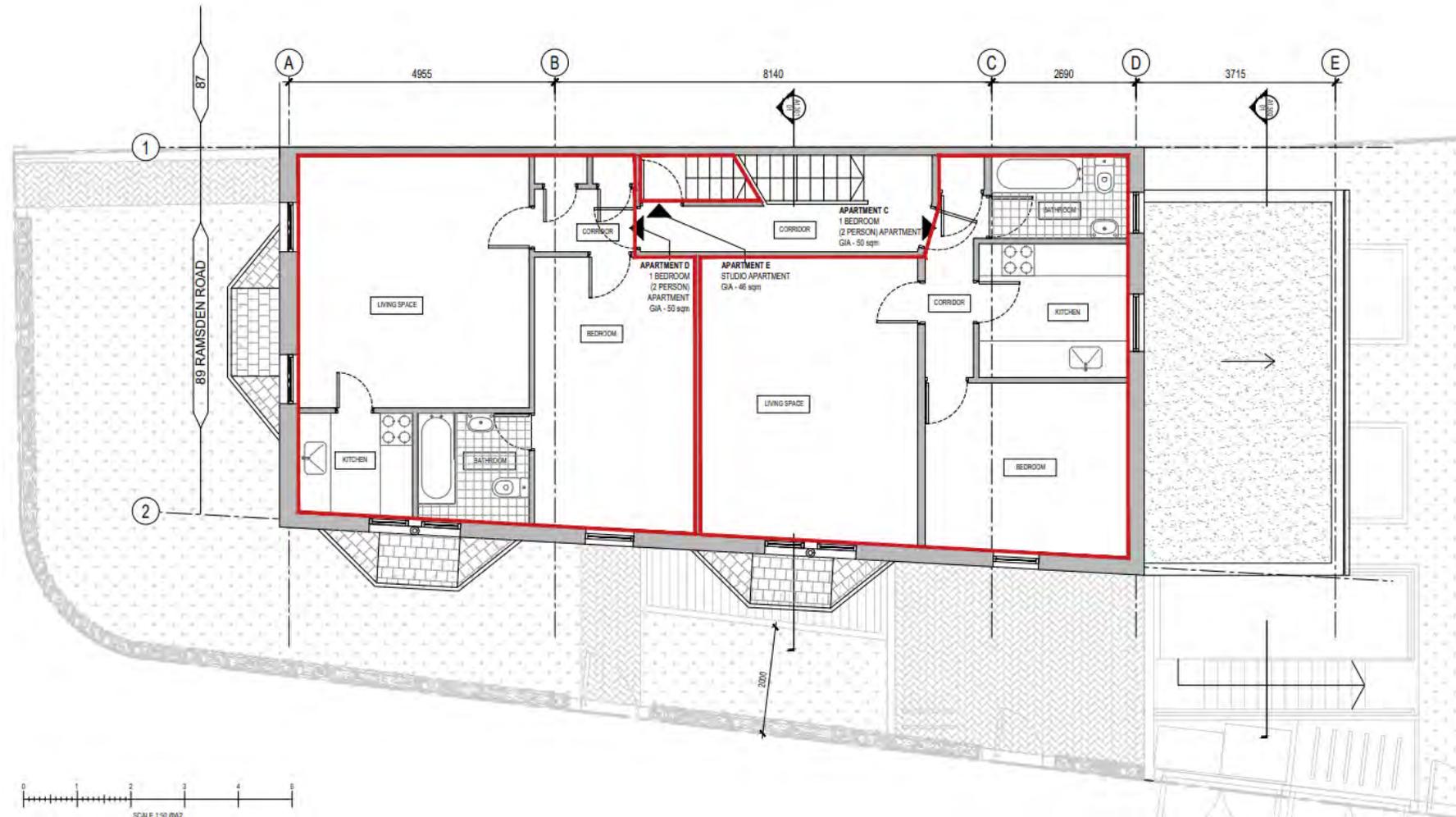
# Planning Permission B - Basement



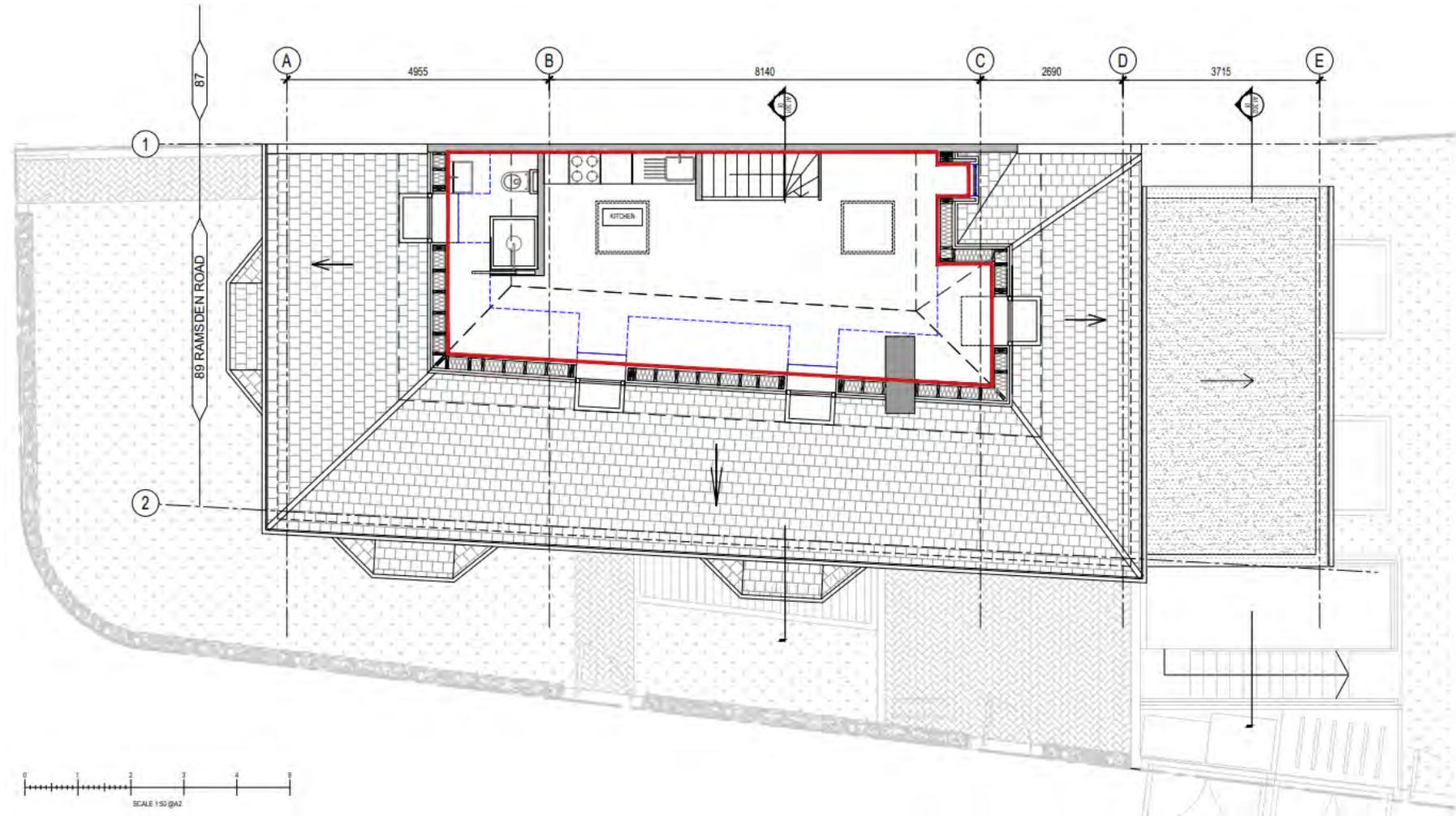
# Planning Permission B – Ground Floor



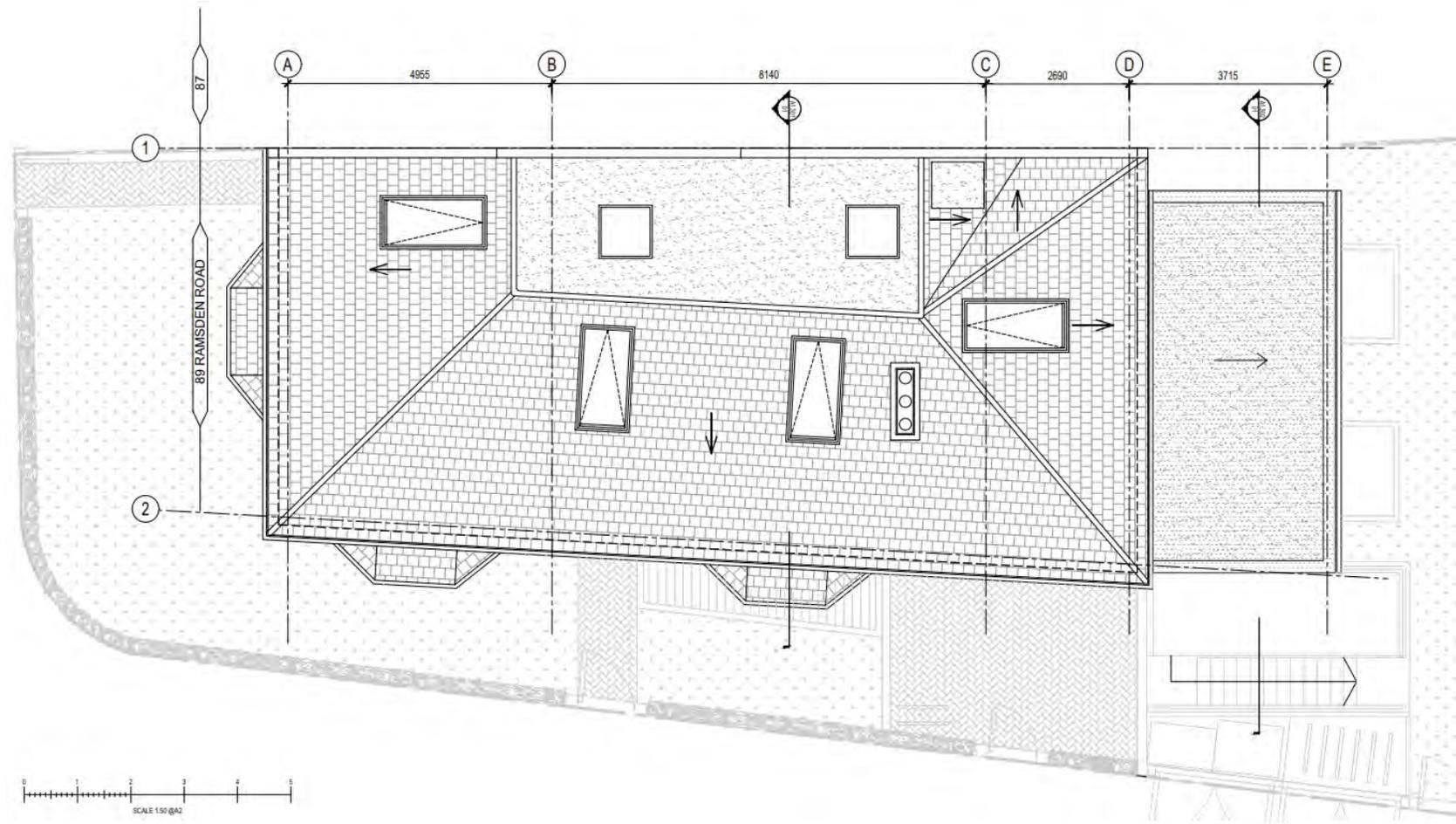
# Planning Permission A & B – First Floor



# Planning Permission A & B – Loft



# Planning Permission A & B – Roof



# Planning Permission A & B – Front Elevation



# Planning Permission A & B – Rear Elevation



# Additional GDV Potential

There is **additional value** in the large double garage in the rear garden. We believe this was once used as a domicile and therefore could qualify for a certificate of lawfulness - thus future development into a coach house (as evidenced by the property across from the garage on Oldridge Road) with an **additional GDV of circa £1m**.



Current garage in the garden of 89 Ramsden Road



Converted garage to coach house on Oldridge Road, opposite



Area for detached house development – current garage with gated access

Property opposite has undertaken the proposed development re small detached build in the rear garden in place of a garage building

# Sale Structure

The property is held within an SPV – Orion Pictor Limited. The buyer has the option to either purchase;

- i. The property directly, using multiple dwellings relief (savings circa £60,000 in SDLT) or;
- ii. Purchase the SPV itself and thus save a total of circa £100,000 in SDLT

Included within the sale is;

- All architectural drawings to date (stage 2 drawings – non working drawings)
- All structural calculations to date
- Soil test report
- Drainage CCTV surveys

The logo consists of the letters 'J' and 'T' in a bold, sans-serif font. The 'J' is colored red and the 'T' is white. They are positioned on the left side of a black rounded rectangular background.

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