

94 A & B LARKHALL LANE CLAPHAM

SW4 6SP

An **Excellent South London Consented Development**,
comprising **5 residential apartments**



EXECUTIVE SUMMARY

- Residential Development opportunity in Clapham, in the London Borough of Lambeth.
- A cleared site extending to approximately 0.01 hectares (0.03 acres).
- Planning permission for a scheme comprising a 3 storey building, plus a basement to provide:
 - 5 residential apartments - 358 Sqm (3,853 sqft) NIA.
- The site has been vacant for nearly 20 years and sits on the corner of Larkhall Lane. The site could potentially suit a number of alternative uses, subject to obtaining all of the necessary consents.
- Within close proximity to Stockwell Underground Station (0.4 miles) and Clapham North (0.6 miles) providing services to Kings Cross St Pancras, Oxford Circus & Bank.
- For sale freehold with vacant possession.



Site boundary for indicative purposes only



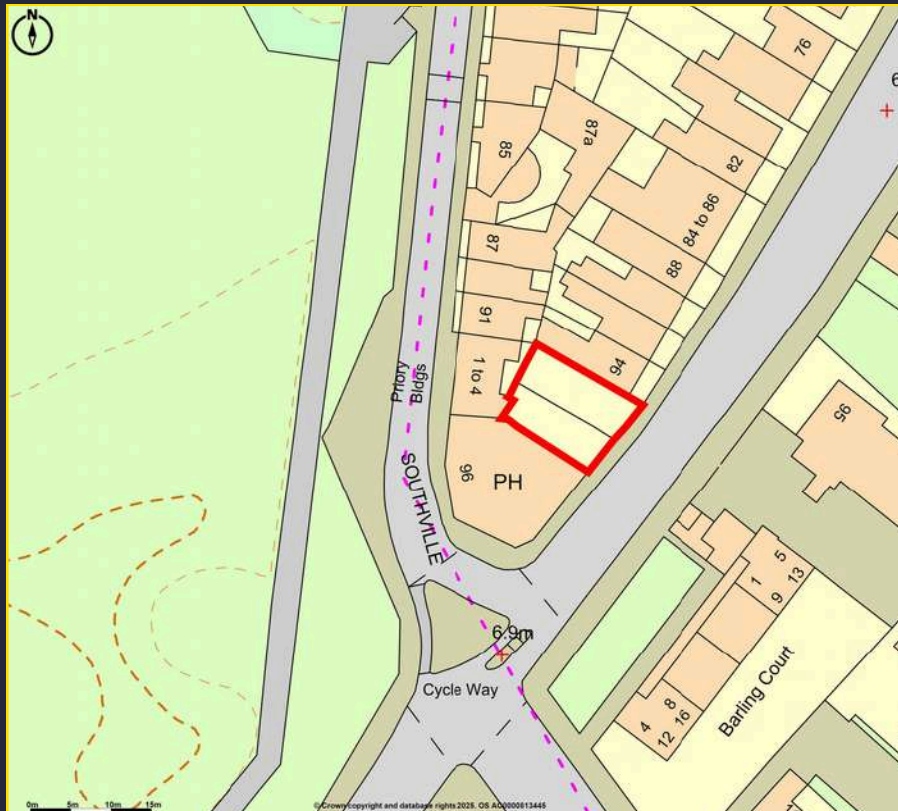
City of London

94 A & B LARKHALL LANE

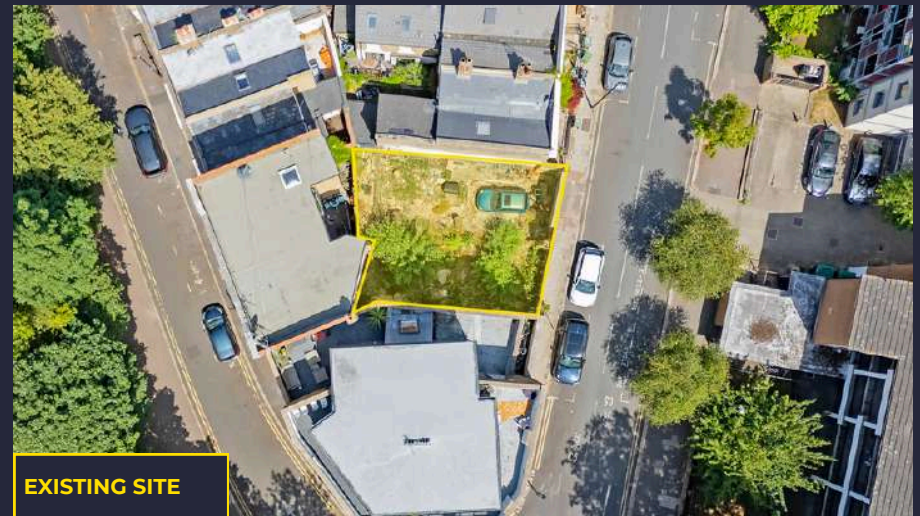
Stockwell Underground Station 

SITE PLAN

The site is currently vacant and located on the west side of Larkhall Lane and is characterised by predominantly terraced and semi-detached residential houses.



EXISTING SITE



EXISTING SITE

LOCATION

The site is located on Larkhall Lane, Clapham which falls within the jurisdiction of the London Borough of Lambeth.

The site is located within Zone 2 and is in close proximity to Stockwell Underground Station (0.4 miles), Wandsworth Road Railway Station (0.6 miles), Clapham North Underground Station (0.6 miles) and Clapham High Street Railway Station (0.7 miles). Numerous bus services can also be found on Clapham Road to the east, Wandsworth Road to the West and Lansdowne Way to the north.



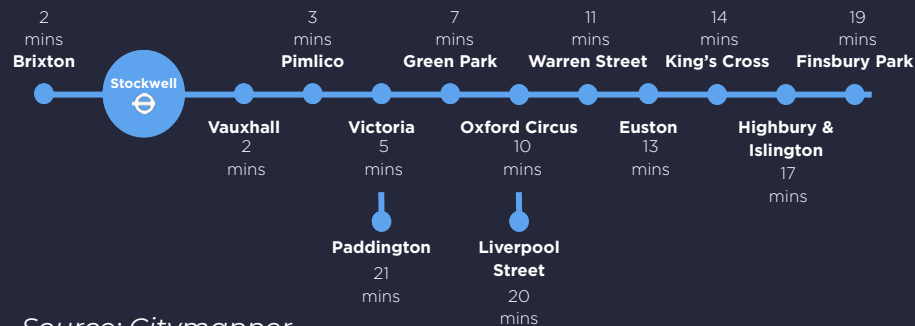
LARKHALL PARK



LARKHALL LANE

STOCKWELL: JOURNEY TIMES

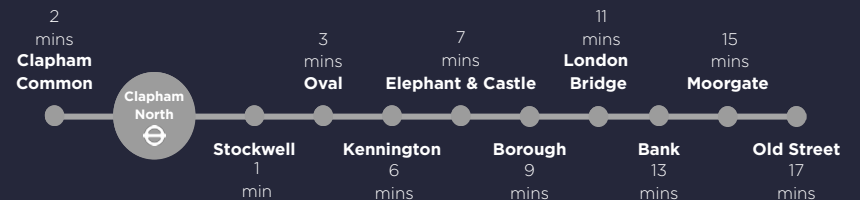
VICTORIA LINE



Source: Citymapper

CLAPHAM NORTH: JOURNEY TIMES

NORTHERN LINE



Source: Citymapper

Clapham North Underground Station 

Clapham Old Town

94 A & B LARKHALL LANE



PLANNING

The property is located within the administrative boundary of the London Borough of Lambeth. The site is located within the Larkhall Conservation Area and there are locally listed buildings neighbouring the site.

Planning permission was granted in November 2023 (Ref: 20/02190/FUL) for:

“Redevelopment of the site, involving the demolition of existing structures and erection of 3 storey building plus basement to provide 5 residential dwellings (Use Class C3) together with provision of cycle/ refuse store, landscaping and other associated works”.

The S106 Agreement & CIL Liability Notice are available upon request. We strongly encourage interested parties to carry out their own due diligence to confirm these figures.



ACCOMMODATION SCHEDULE

Floor	Type	NIA SQM	NIA SQFT	GIA SQM	GIA SQFT
GROUND & BASEMENT	1B2P (DUP)	59	635.1	59	635.1
	1B2P(DUP)	72.5	780.4	109.5	1,178.6
FIRST	3B4P	85	914.9	97	1,044.1
SECOND	2B4P	79	850.3	95	1,022.6
THIRD	1B2P	62.5	672.7	57.5	618.9
TOTAL	5 UNITS	358	3,853	418	4,499

Areas not to be relied upon.

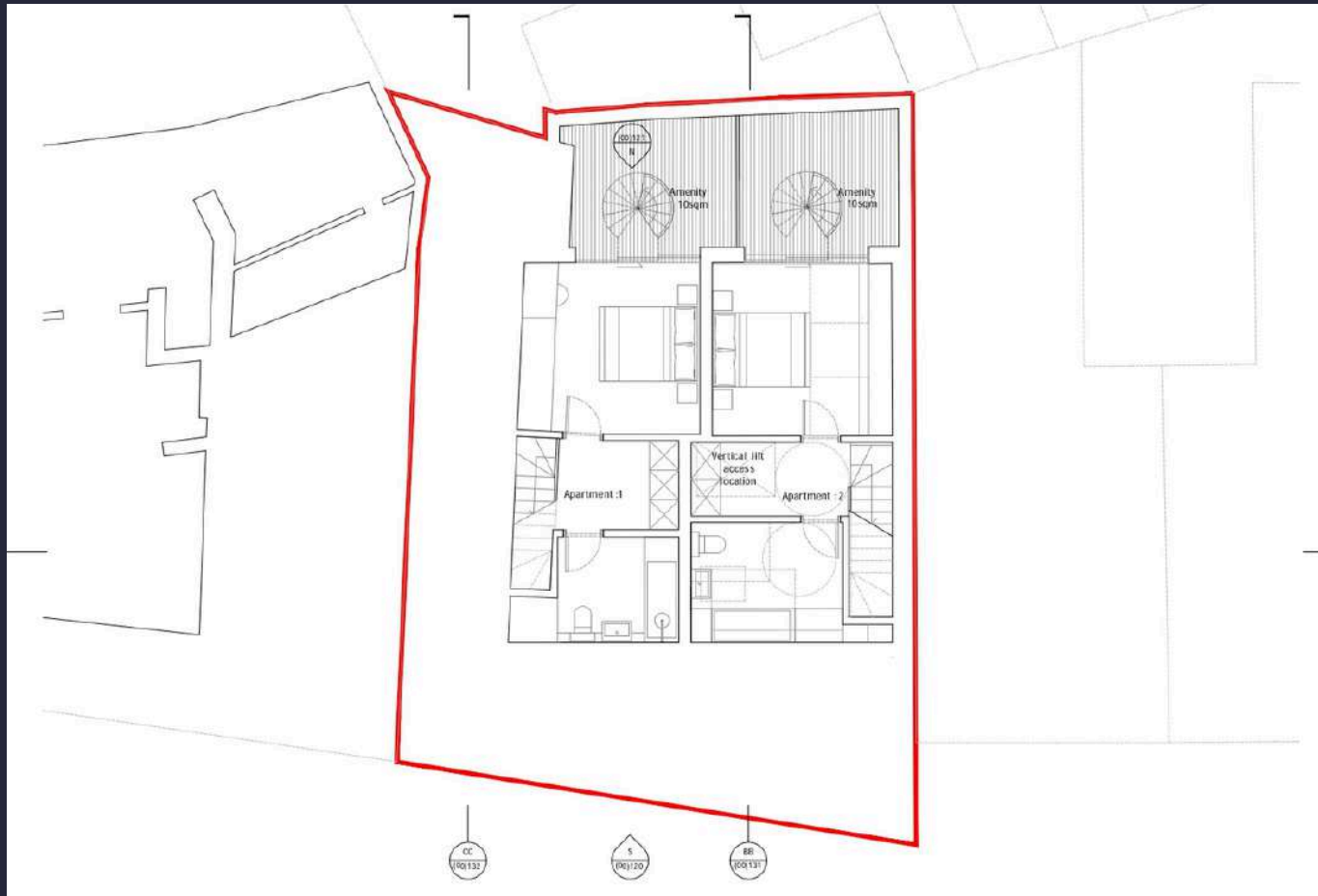
SECTION 106

DESCRIPTION	£
OPEN SPACE CONTRIBUTION	£12,250
TOTAL	£14,750

CIL LIABILITY

DESCRIPTION	£
MCIL2	£26,980
LAMBETH CIL	£156,435.24
TOTAL	£183,414.24

FLOORPLANS: PROPOSED BASEMENT



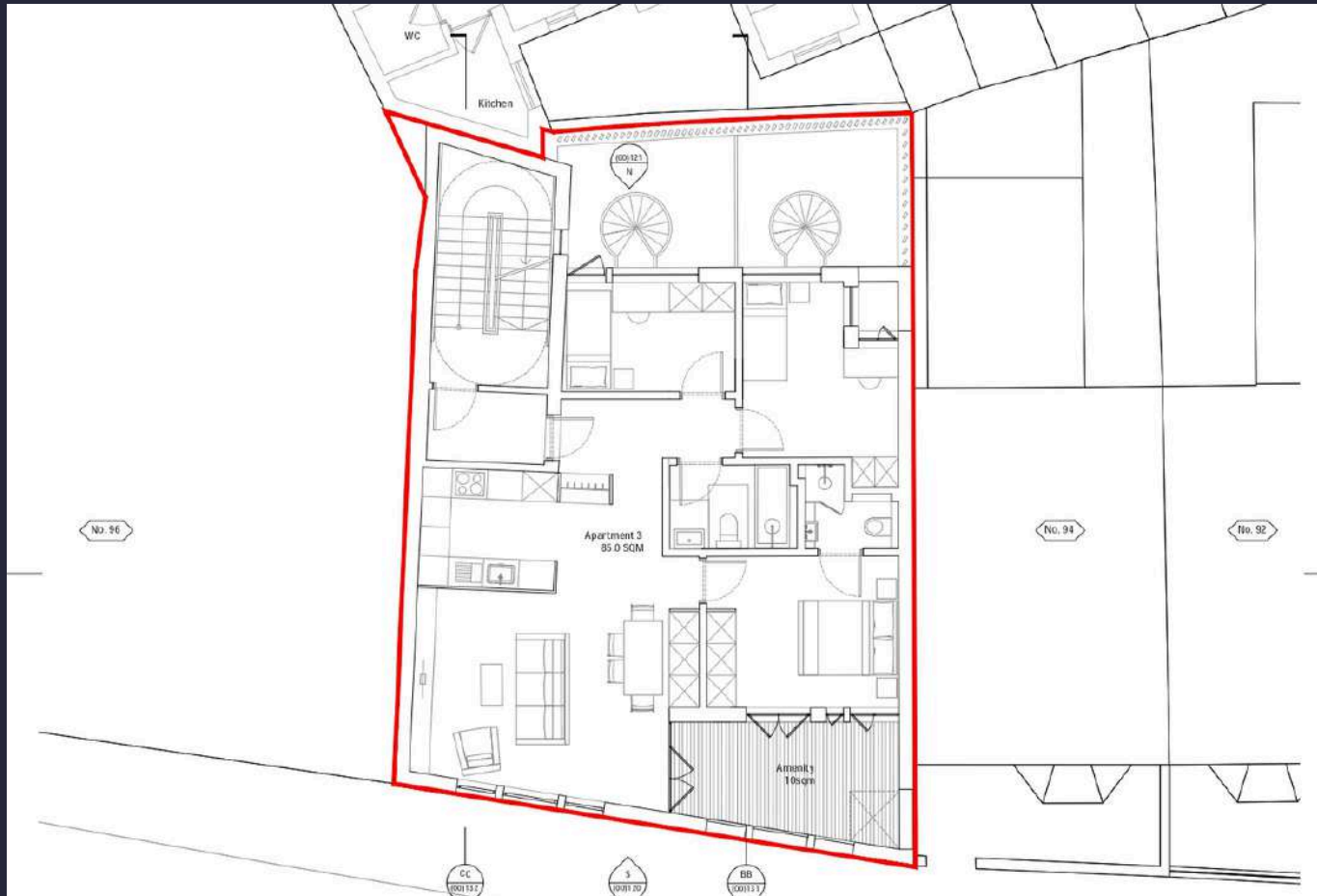
NOT TO SCALE

FLOORPLANS: PROPOSED GROUND FLOOR



NOT TO SCALE

FLOORPLANS: PROPOSED FIRST FLOOR



NOT TO SCALE

FLOORPLANS: PROPOSED SECOND FLOOR



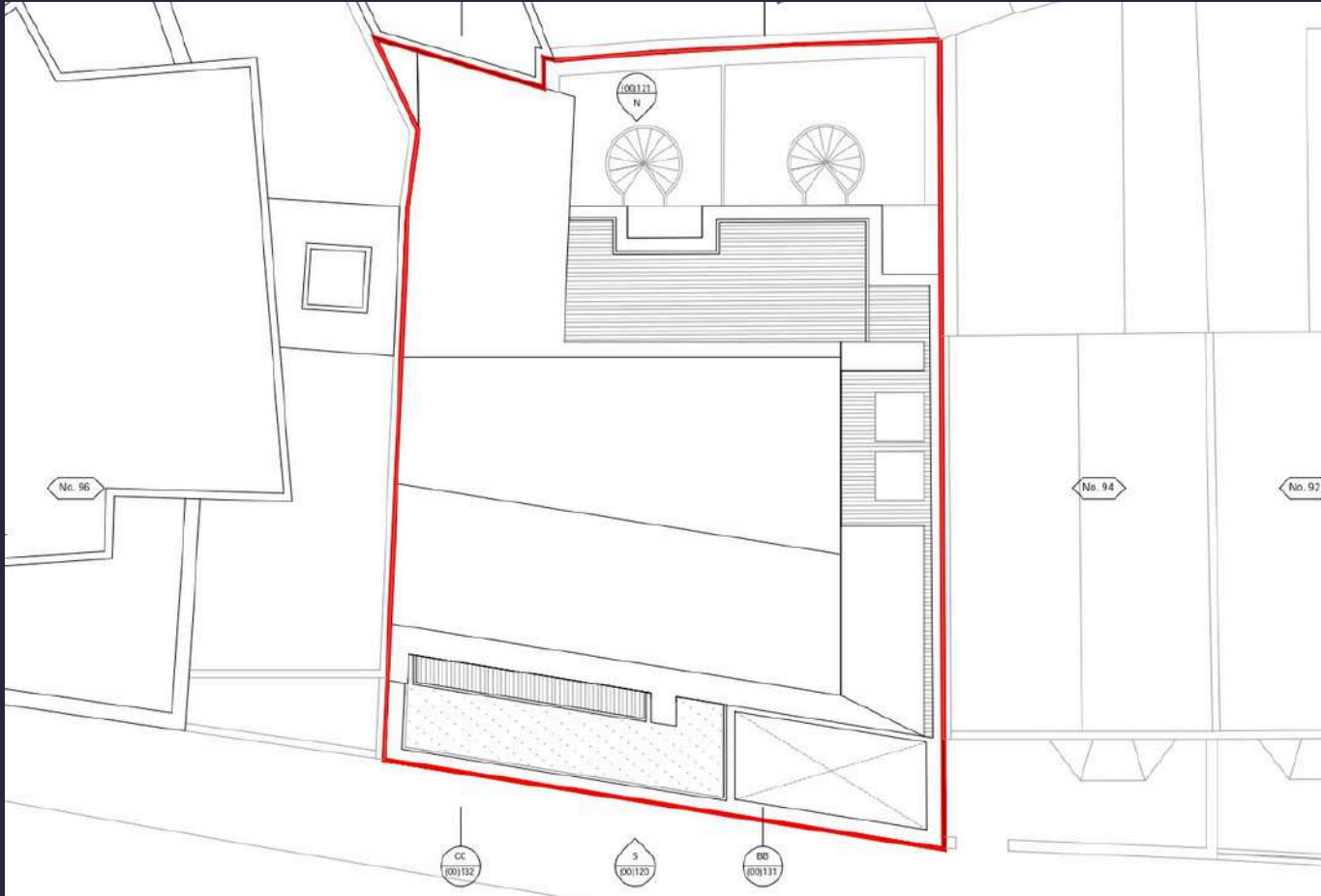
NOT TO SCALE

FLOORPLANS: PROPOSED THIRD FLOOR



NOT TO SCALE

FLOORPLANS: PROPOSED ROOF PLAN



NOT TO SCALE

METHOD OF SALE

The Property will be sold by way of informal tender (unless sold prior). Unconditional offers are sought for the freehold interest.

A successful bidder will be required to provide information to satisfy the requisite AML requirements when Heads of Terms are agreed.

VIEWINGS

The property can be inspected via Larkhall Lane, should an internal inspection be necessary, Savills will arrange access, strictly by appointment only.

FURTHER INFORMATION

Further information, including planning, technical and legal documentation, is available upon request.

TITLE AND TENURE

The site is registered freehold under the title number: TGL24624 and will be sold with vacant possession.

VAT

We understand that the property is not elected for VAT.

CONTACTS

James Clare
Surveyor
+44 (0) 7980 944 964
james.clare@savills.com

Owen Radley
Apprentice Surveyor
+44 (0) 7815 641 097
owen.radley@savills.com



Important Notice

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced July 2025



CGI OF CONSENTED SCHEME