



Land to the Rear of 4-5 Gauden Close

Wandsworth, London, SW4 6LS

Prominent Development Opportunity Subject to Planning.

0.33 Acres
(0.13 Hectares)

- Rarely available unconsented site with no existing planning permission.
- Situated in a highly sought-after and affluent area of South West London.
- Significant Pre-planning Reports available on request
- Offers potential for residential, commercial, or alternative development opportunities, subject to planning.
- Inviting Unconditional Offers

Land to the Rear of 4-5 Gauden Close, Wandsworth, London, SW4 6LS

Summary

Available Size	0.33 Acres
Price	Offers in the region of £700,000 Inviting Unconditional Offers
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

An Excellent Freehold Development Opportunity in SW London.

A rare opportunity to acquire a freehold site extending to approximately one third of an acre, located in a well connected and increasingly sought after area of South West London. The site offers significant potential for a range of development uses from residential, commercial, or industrial subject to the necessary planning consents.

Indicative schemes have been drawn up for three different residential developments, showcasing the potential for a high quality transformation of the site. A number of relevant site reports and surveys have already been undertaken, helping to streamline the early stages of the planning process. Any additional investigations required to secure planning permission will be the responsibility of the purchaser.

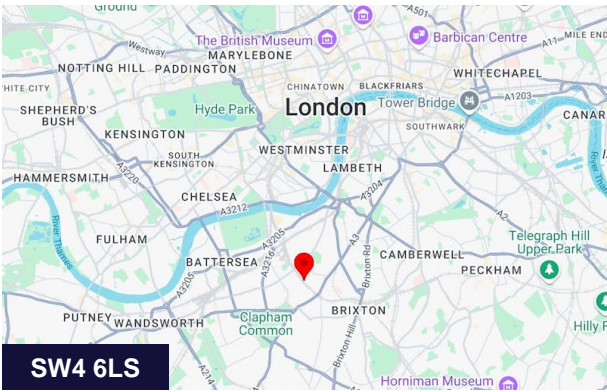
The site is being offered for sale unconditionally. Proposals made subject to planning (STP) will also be considered.

Location

Located on a well regarded residential street, Gauden Close enjoys close proximity to both Clapham High Street and Clapham Common, placing a wide range of local amenities within easy reach.

The area is exceptionally well connected, with nearby transport options including Clapham North Underground Station (Northern Line), Clapham High Street Overground Station just five stops from Canada Water and Stockwell Underground Station (Victoria & Northern Lines). These excellent transport links provide swift and convenient access into both The City and West End, making it an ideal location for commuters and residents alike.

PTAL Rating is 5.



Viewing & Further Information



Jonathan Hacker
020 7355 0285 | 07817 004082
jhacker@winkworth.co.uk



Adam Stackhouse
07817 004082 | 020 7355 0285
astackhouse@winkworth.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 20/05/2025