



THE RUSSETTINGS,
Worcester Road, Sutton, SM2 6PR



Carter Jonas

THE RUSSETTINGS, WORCESTER ROAD, SUTTON, SM2 6PR

- Large detached house in prime residential area comprising approximately 8,844 sqft / circa 0.64 acre site

LOCATION

Sutton is a thriving suburban location situated 10 miles south of central London, offering a blend of amenities and a community-orientated atmosphere. Known for its strong economic base and excellent transport links, Sutton is an attractive destination for residents, businesses and investors.

Sutton Railway Station provides direct services to central London (approximately 30 minutes to London Victoria) which is complemented by multiple local bus routes throughout the borough and towards Epsom in the south west and Croydon in the east. The town is well-connected to major roadways, including the A217 and A232, facilitating convenient travel to the M25 motorway. Gatwick Airport is less than 20 miles to the south.

The Russettings is situated on Worcester Road within a primarily quiet, residential area close to the town centre which provides a variety of retail and leisure facilities with Sutton Railway Station a 5-10 minute walk.

DESCRIPTION

The Russettings is currently occupied by London Borough of Sutton as a registry office and wedding ceremony venue with the property scheduled to be vacated by the end of 2024. It was built in circa 1900 and included design aspects including gabled roofs and bay windows. Historically, The Russettings was owned by Thomas Wall, the ice cream and sausage manufacturer and a local benefactor and has been used as a registry office by the Council since 1965. An extension was added to the property to provide a large, single storey ceremony room.

Access to the property is from Worcester Road. To the front, there is hardstanding car parking with mature gardens to the side and rear. There are a number of substantial trees towards the perimeter of the property.

**PROPERTY WITH POTENTIAL FOR REFURBISHMENT AND CONVERSION
SUBJECT TO ALL NECESSARY CONSENTS SITUATED CLOSE TO SUTTON
TOWN CENTRE ON BEHALF OF THE LONDON BOROUGH OF SUTTON**



Accommodation is set over 3 floors along with a basement area totalling in the region of 8,844 sq ft on a substantial plot of approximately 0.64 acres (0.26ha). The ground floor consists of rooms used as office accommodation along with ceremony rooms and kitchen and WC facilities. Further office accommodation, storage, WC and kitchen facilities are situated at the first floor with further offices/storage on the second floor along with eaves storage.

PLANNING AND DEVELOPMENT POTENTIAL

The Russettings presents a potential refurbishment opportunity with options to extend or for further development for residential uses or for commercial occupation subject to all necessary consents. The property is locally listed under reference LL25.

EPC

The property benefits from an EPC rating of D

DATA ROOM

Further information for the Property can be found within the data room at: <https://Russettings-Sutton.co.uk>

This includes:

- Title Summary
- Floor Plans
- EPC certificate
- Bid Form

VIEWINGS

If you would like to access the property please contact a Carter Jonas sales agent on the details below.

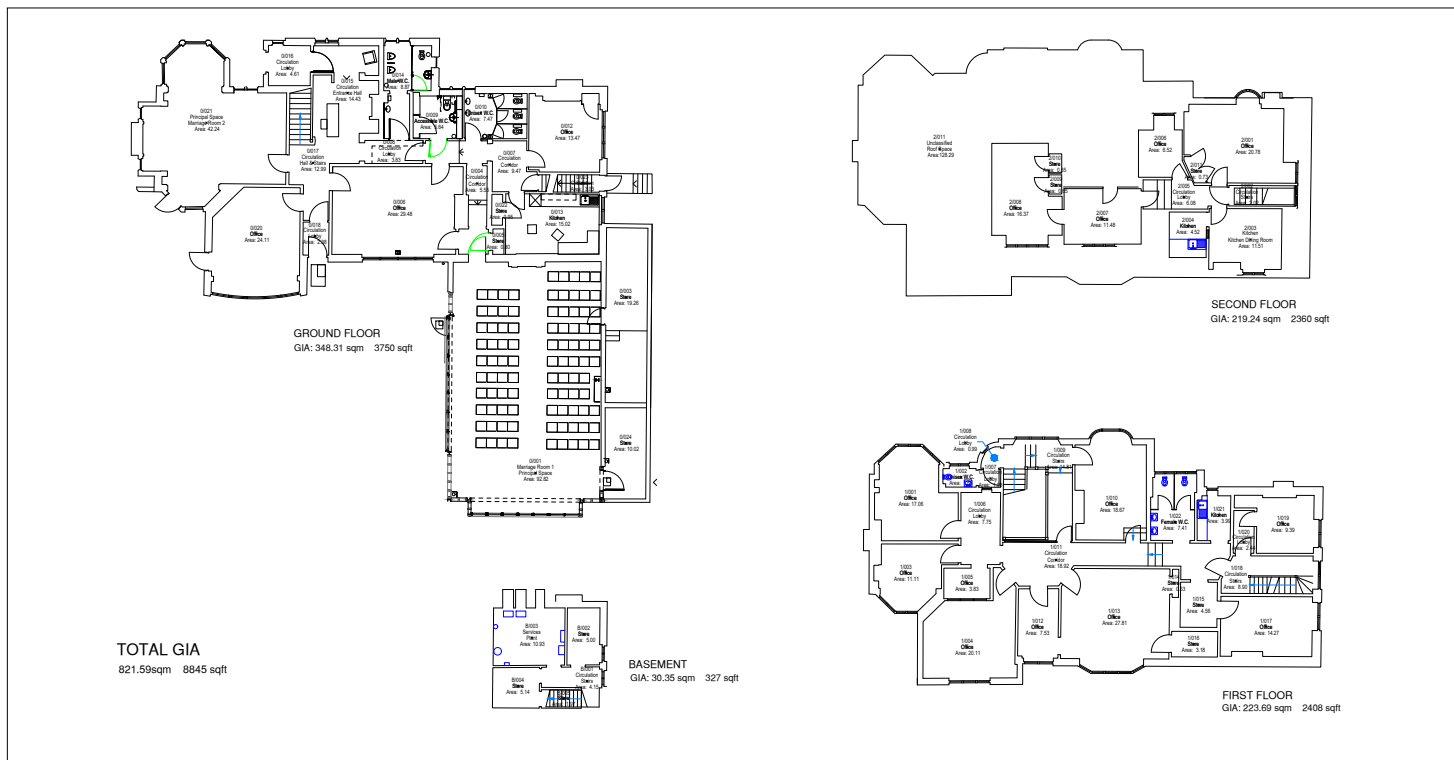
METHOD OF SALE

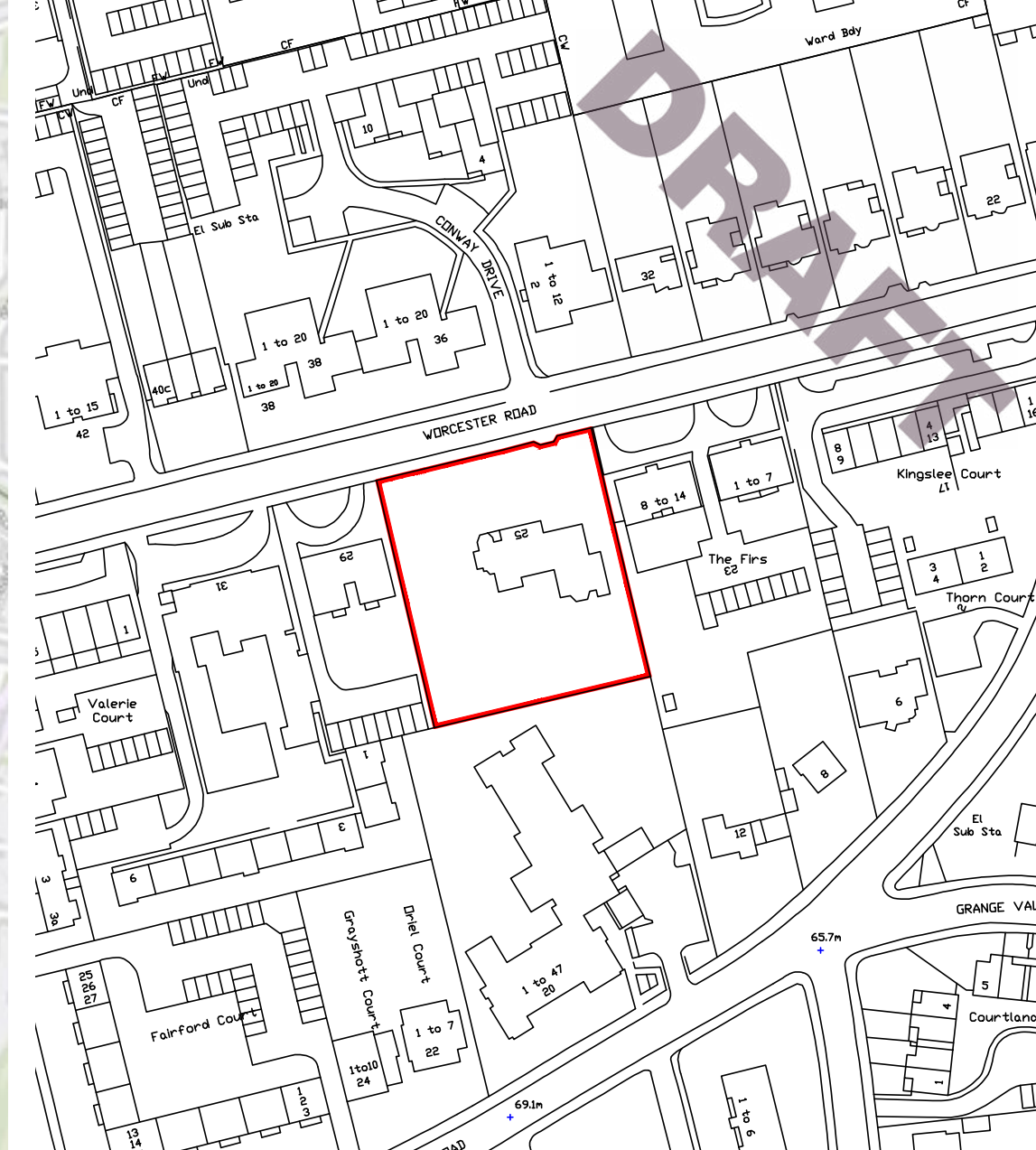
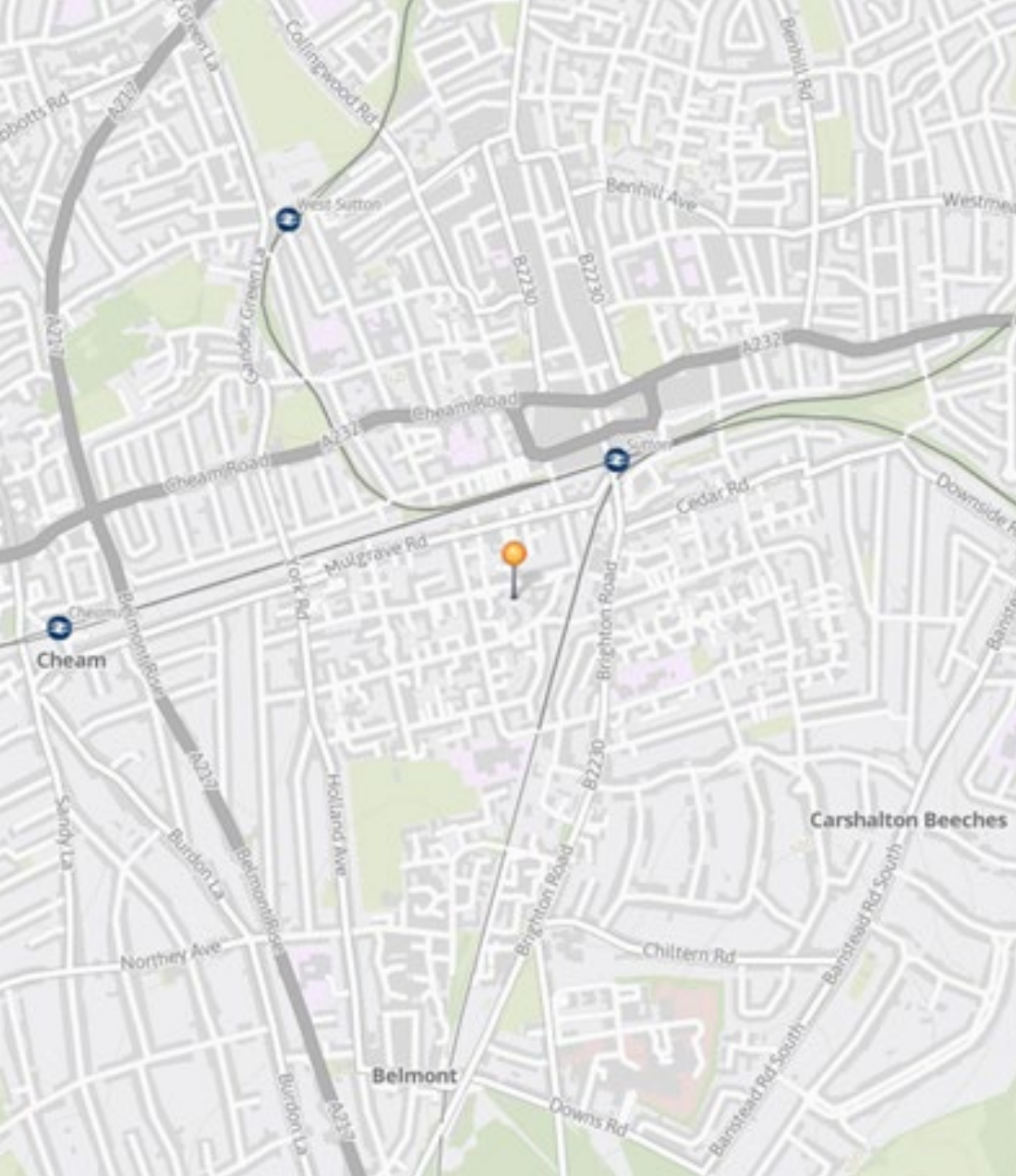
Private treaty freehold sale by informal tender process.

TENDER PROCEDURE

All bids to be submitted electronically via the bid form available on the data room to:

James Staveley
07585 991350
james.staveley@carterjonas.co.uk





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