

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Cherryleen
The Glade
Kingswood
KT20 6LL

Set on an elevated, south facing plot of some 0.45 of an acre, and located in a highly regarded private road on the edge of Kingswood village, is this rare and excellent development opportunity that we are pleased to offer to the market.

£1,350,000



4



1



0



?

- Rare development opportunity
- Full planning permission granted

- Kingswood location
- Current scheme in excess of 10,000 sqft

EPC:



PROPERTY DESCRIPTION

I am pleased to offer this rare development opportunity, located on The Glade in Kingswood. Kingswood village is a village of great demographic diversity, and today there are only a few remaining plots of this type, let alone ones with full planning granted. The plot itself measures some 0.45 acres and currently offers a detached, dilapidated bungalow with planning permission granted to demolish the existing bungalow and to develop a three-storey scheme comprising of four substantial apartments. Alternatively I believe there are a number of other potential development options that might also utilise the footprint, or indeed a single dwelling or two semi-detached properties, subject to planning or amendments. The current scheme, which includes basement parking, is in excess of 10,000 sq ft.

The approved planning was granted under planning reference 18/01742/F .

Flat 1 – Lower Ground Floor – 3 beds – 1959 sq ft

Flat 2 – Upper Ground Floor – 3 beds – 2228 sq ft

Flat 3 – First Floor – 2 beds – 1130 sq ft

Flat 4 – First & Second Floor – 2 beds - 1840 sq ft

The guide price is £1.35m, and my client is open to suggestions towards structuring a deal that works for both parties, so if you are interested in seeing the site and discussing the planning and structuring options, then I would be very happy to meet you there or have a preliminary call.







PROPERTY DESCRIPTION



Handwritten signature or initials in white ink.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Mid energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Cherryleen, The Glade

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT