Kennedys'

01737 817718

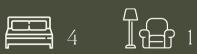
kennedys-ipa.co.uk @kennedysipa

Cherryleen The Glade Kingswood KT206LL

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



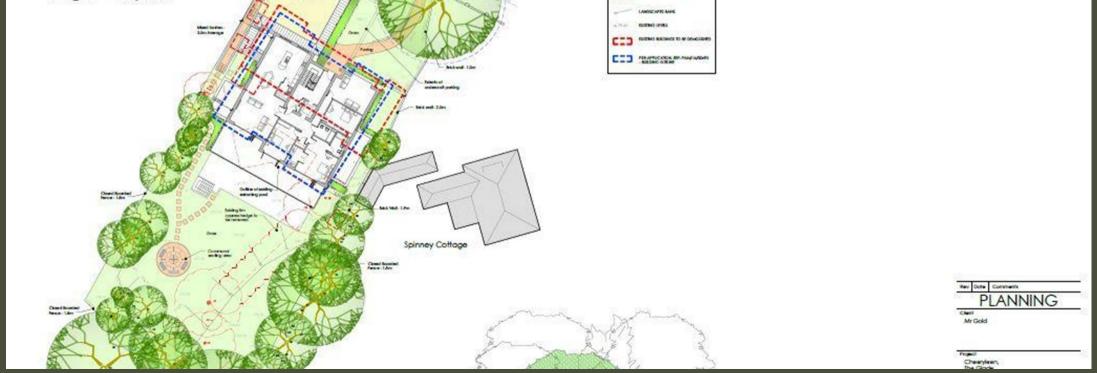












PROPOSED RIGHT FLANK ELEVATION SCALE 1:100

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.

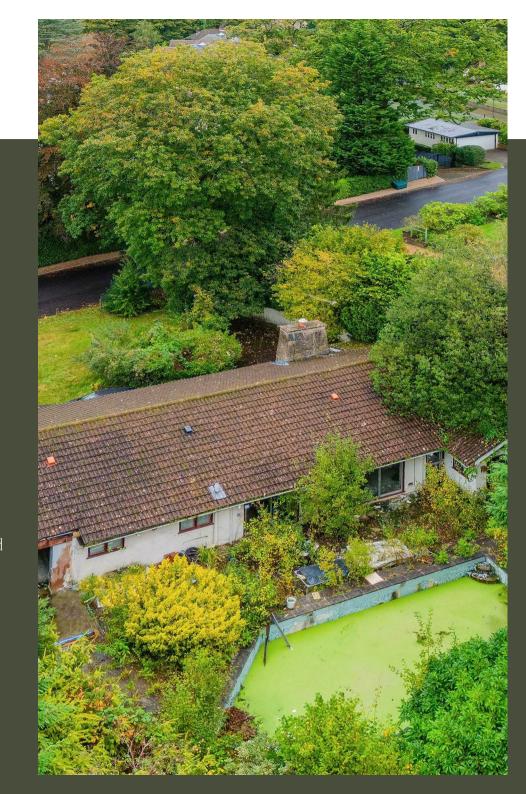
Flat 1 – Lower Ground Floor – 3 beds – 1959 sqft

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 id £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.



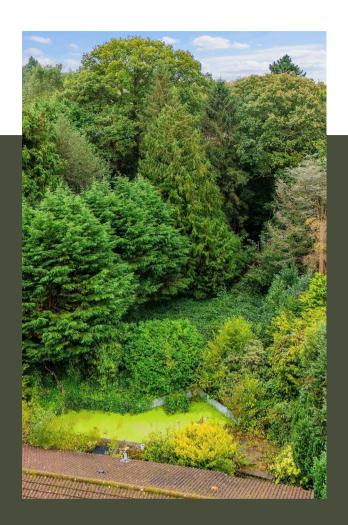












PROPERTY DESCRIPTION





Cherryleen, The Glade

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737817718



01737 817718

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

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