



BRADLEY HOUSE

68 Coombe Road, Norbiton, Kingston Upon Thames, KT2 7AE

SOUTH WEST LONDON DEVELOPMENT OPPORTUNITY



On the instructions of:

**THE PROFESSIONAL VOICE
OF YOUR FIREFIGHTERS**

savills

EXECUTIVE SUMMARY

- Unconsented permitted development opportunity in Norbiton, South West London (subject to necessary consents).
- A 0.22 acre (0.09 hectare) site, comprising an existing, owner-occupied office building (approx. 9,483 sq ft GIA).
- Potential for redevelopment to residential, subject to obtaining the necessary consents.
- Architects have proposed a rooftop extension by 2 storeys, as well as the reconfiguration of the existing three storeys of office accommodation, to provide a total of 22 residential units (subject to prior approval).
- Excellent transport links, with Norbiton Station (150m east) offering links to London Waterloo in 28 minutes.
- For sale freehold with vacant possession. Offers invited on an unconditional basis.



LOCATION & CONNECTIVITY

- The site falls within the residential South West London suburb of Norbiton, within the administrative boundary of Kingston Upon Thames. The area benefits from good transport links and close proximity to green open spaces.
- Residents benefit from a range of local shops and restaurants along Coombe Road and the major metropolitan centre of Kingston upon Thames is ideally located approximately 0.8 miles (1.4 km) to the west, offering extensive retail and leisure amenities. The Bentall Centre is the main shopping centre and other local occupiers include John Lewis, Marks & Spencer, Sainsburys and Odean cinema.
- Well located to nearby green spaces, with Fairfield Park located 1.1km (0.7 miles) and Richmond Park located 1.1km (0.8 miles) to the north of the site.
- The site is well located just 150m (0.1miles) from Norbiton Station.

RAIL		UNDERGROUND
Wimbledon	12 minutes	●
Clapham Junction	19 minutes	
Vauxhall	24 minutes	●
Waterloo	39 minutes	● ● ● ●

- Victoria
- Jubilee
- District
- Northern
- Bakerloo
- Waterloo & City



For illustrative purposes only

DESCRIPTION

- The 0.2 acre (0.09 hectare) site is currently occupied by a three storey office building (Use Class E) fronting Coombe Road, in use by the Fire Brigades Union, with a car park to the rear for the sole use of the office, providing space for 9 vehicles. The existing building extends to approximately 907.2 sq m (9,765 sq ft), subject to a measured survey.
- Vehicular access is off Cobham Road down Sylvestrus Close, whereas there is a pedestrian entrance off Coombe Road.
- The site is immediately surrounded by residential dwellings to the east, a restaurant and convenience stores to the west with residential above. To the north of the site, on the other side of the A238 road is a car park and railway station. To the south of the site are residential dwellings. The wider surrounding area comprises predominantly semi-detached residential dwellings, and a number of cafes, restaurants and shops along Coombe Road with residential above.



PLANNING

- The property is located within the administrative boundary of The Royal Borough of Kingston Upon Thames. The site is not located in a Conservation Area and there are no locally listed or statutorily listed buildings within or adjacent to the site.
- A full planning history of the building is provided in a detailed note in the dataroom, provided by Savills Planning.
- The site has development potential to residential use under permitted development rights, subject to the necessary prior approval applications. Savills Planning have set out a detailed planning note that is located in the dataroom, setting out the potential route to a conversion and upper extension of the building to 22 residential apartments (all private).
- The site is not located in an Article 4 Direction to prevent the change of use.
- Savills Planning consider there to be potential to carry out a Class MA application to convert the existing building and to also submit a Class AB upward extension, subject to the necessary prior approval applications.



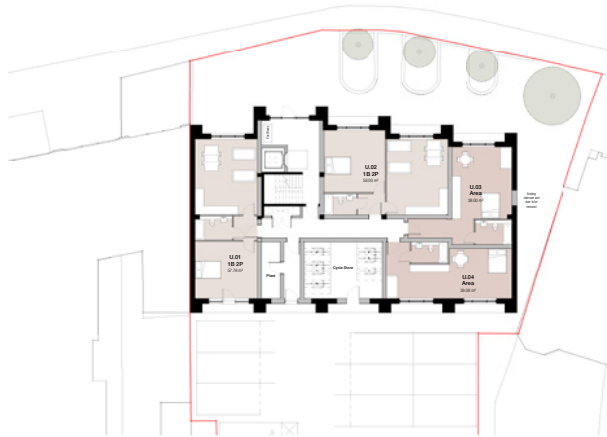
POTENTIAL PROPOSED SCHEME

- Metashape Architects have drawn a scheme responding to the planning note, 22 units, subject to a measured survey. The schedule of accommodation and design is set out below:

UNITS	NIA		GIA	
	sq m	sq ft	sq m	sq ft
22	989	10,641	1,330	14,317



PROPOSED FLOORPLANS



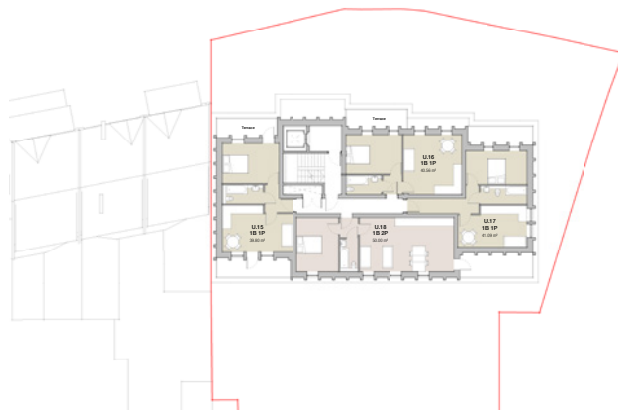
Proposed ground floor plan



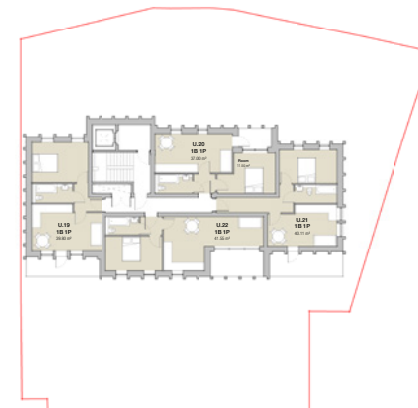
Proposed first floor plan



Proposed second floor plan

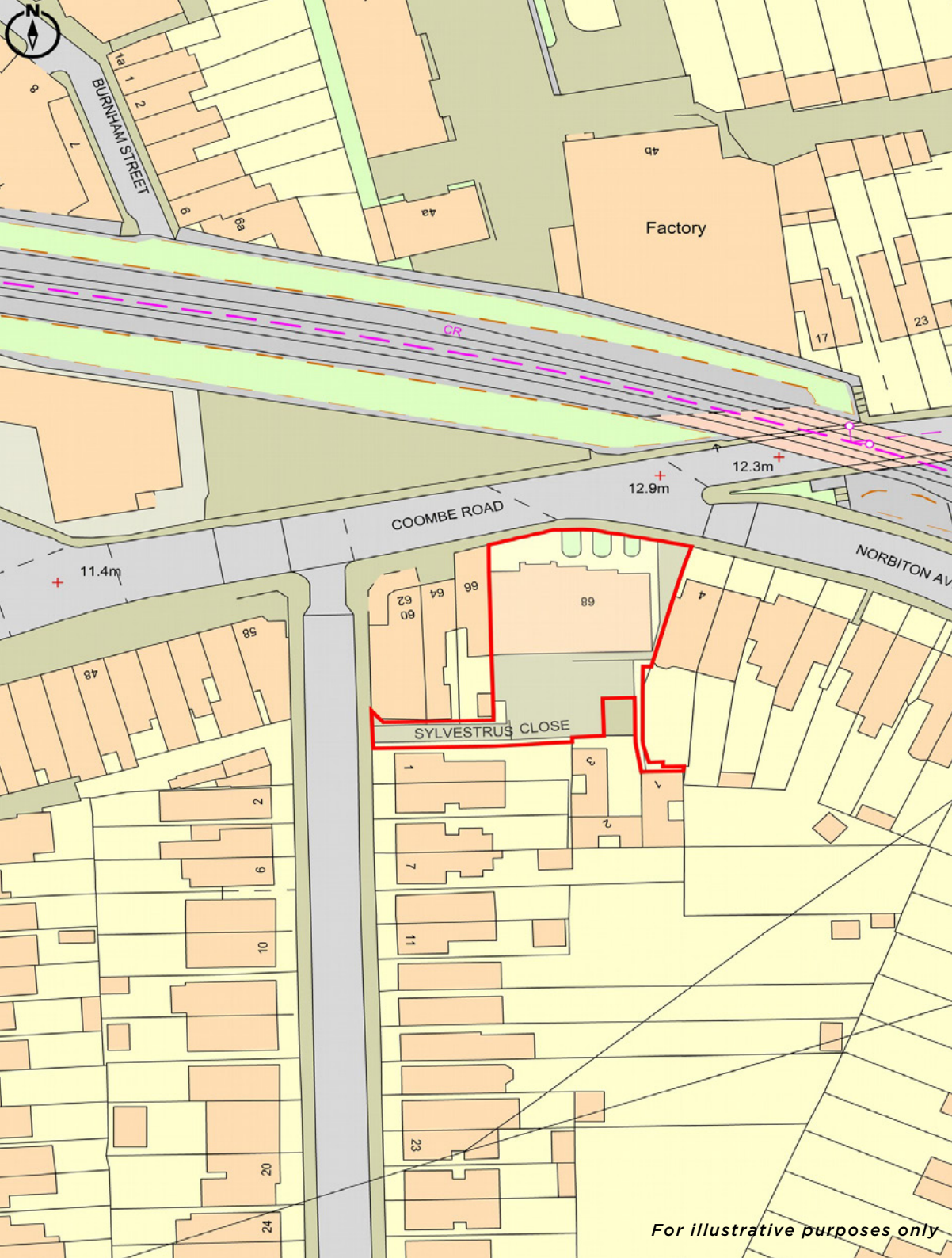


Proposed third floor plan



Proposed fourth floor plan

For illustrative purposes only



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TITLE AND TENURE

The site is registered freehold under the title number SGL172734 and will be sold with vacant possession.

METHOD OF SALE

The property will be sold by way of informal tender (unless sold prior). Offers are sought for the freehold interest on a wholly unconditional basis.

VAT

We understand the site is not elected for VAT.

EPC

An EPC report has been commissioned and will be made available in the data room prior to a bid deadline, which will be set in due course.



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VIEWINGS

Internal viewings are strictly by appointment; please contact the sole selling agents to make an appointment.

DATA ROOM

<https://sites.savills.com/BradleyHouse/>

CONTACT

For further information please contact:

Charlie Redman

Associate Director
Development Land
credman@savills.com
07901 917 519

Robert Pollock

Director
Development Land
rpollcock@savills.com
07968 550 326

Henry George

Surveyor
Development Land
henry.george@savills.com
07977 030 151