

24-28

West Street

HIPSDOM

CONSENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY



ESTATE OFFICE  
PROPERTY CONSULTANTS

KT18 7RJ

CGIs for indicative purposes only

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# Executive Summary

- A prime 0.11 acre site comprising a (Class E) Commercial building arranged over Ground, First and Second floors. There is an existing car park comprising 10 parking spaces.
- Approved Planning Permission from Epsom & Ewell Borough Council (Ref 22/01294/FUL) for the demolition of the existing building, and redevelopment of a new residential building, spanning five to six stories to provide 20 residential apartments.
- Strategically situated within close proximity (less than 100 meters) to Epsom Train Station, offering convenient access to both Southern Western Railway and Southern Line services. Approx. 32 minute commute to Waterloo Station (Northern Line).
- Total Net Saleable Area (NSA) of 14,556 sq ft and a Gross Internal Area (GIA) of 17,539 sq ft.
- Thoughtfully designed scheme with 18 fully private apartments on the upper floors with 2 affordable units on the ground floor.
- CIL estimated at £142,000 with Section 106 contributions set at £2,261.
- Offered with full vacant possession.
- Freehold.
- Offers in excess of £1,500,000 (One Million Five Hundred Thousand Pounds), subject to contract.

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# Location

Epsom is a charming town nestled in the heart of Surrey, England, known for its historical significance, picturesque landscapes, and the world-renowned Epsom Downs Racecourse.

Epsom is home to a diverse range of shops, boutiques, and eateries, providing a vibrant shopping and dining experience. Residents often enjoy leisurely strolls through the Ashley Centre, a bustling shopping hub at the heart of town.



# Connectivity



Epsom boasts excellent connectivity and transport links to central London. Commuters and travelers alike benefit from frequent and efficient train services that connect

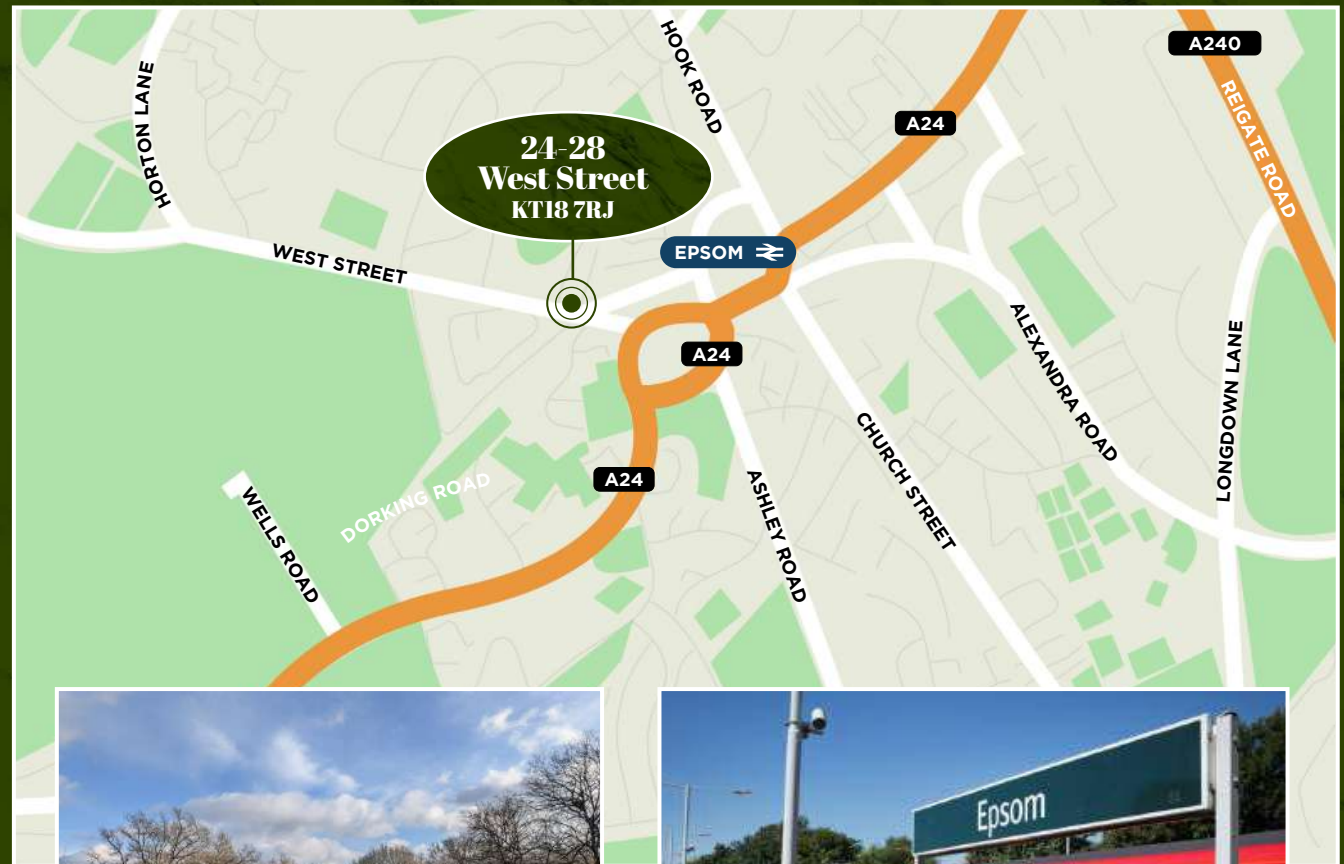
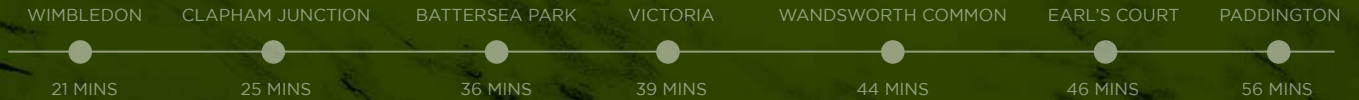
Epsom to major London terminals, including Victoria and Paddington. The Southern Railway service to London Victoria offers a convenient and swift journey, typically taking around 39 to 45 minutes, making it an ideal option for daily commuters.



In addition to its efficient rail links, Epsom also enjoys excellent connectivity via road networks,

enhancing the town's accessibility by car. Epsom is conveniently situated near major motorways, including the M25 and the A3, providing a well-connected driving route to and from central London, with typical travel times ranging from 40 to 60 minutes, depending on traffic conditions.

## Journey Times from Epsom Station



EPSOM COMMON



EPSOM STATION



# Existing Site

# Description & Planning

A prime 0.11 acre site comprising a (Class E) Commercial building arranged over Ground, First and Second floors. There is an existing car park comprising 10 parking spaces.

Planning permission has been granted by Epsom & Ewell Borough Council (Ref 22/01294/FUL) for the demolition of the existing building, and redevelopment of a new residential building, spanning five to six stories to provide 20 residential apartments.

The scheme has been thoughtfully designed with 18 private apartments, one Affordable Rent unit and one Shared Ownership unit.

Total Net Saleable Area (NSA) of 14,556 sq ft and a Gross Internal Area (GIA) of 17,539 sq ft.

## CIL

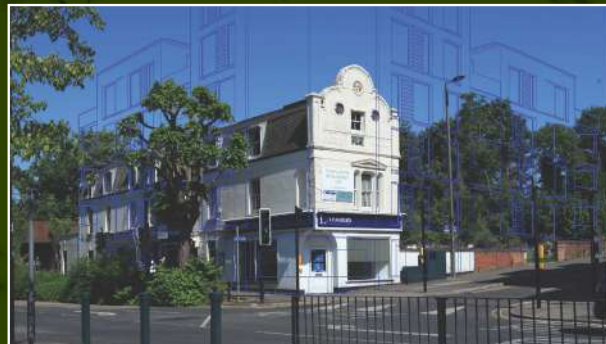
Estimated £142,000

## Section 106

A contribution of £2,261 is payable with an awareness that a late stage review payment will only be applicable if the fixtures of the ground and first floor slab installation, are not achieved within 24 months of the commencement of the development. Further information can be found on the S106.



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# Schedule of Accommodation

UNIT	BEDROOMS	FLOOR	AMENITY SPACE (SQM)	SQM	SQFT
1	1	GROUND	9.4	51.9	559
2	1	GROUND	12.2	51.9	559
3	2	FIRST	7.6	67.4	725
4	2	FIRST	7.0	76.7	826
5	2	FIRST	7.7	73.8	794
6	2	FIRST	8.6	68.7	739
7	2	SECOND	7.6	67.4	725
8	2	SECOND	7.0	76.7	826
9	2	SECOND	7.7	73.8	794
10	2	SECOND	8.6	68.7	739
11	2	THIRD	7.6	67.4	725
12	2	THIRD	7.0	76.7	826
13	2	THIRD	7.7	73.8	794
14	2	THIRD	8.6	68.7	739
15	2	FOURTH	7.6	67.4	725
16	2	FOURTH	7.0	76.7	826
17	2	FOURTH	7.7	73.8	794
18	2	FOURTH	8.6	68.7	739
19	1	FIFTH	11.5	58.1	625
20	1	FIFTH	7.80	51.5	554
<b>TOTAL</b>			<b>164.5</b>	<b>1359.8</b>	<b>14,637</b>



# Tenure

Freehold

# Contact

## Further Information

Further information such as floor plans, planning and design & access statement available **by clicking on this Dropbox Link.**

## Proposal

Offers in excess of £1,500,000 (One Million Five Hundred Thousand Pounds), subject to contract.

DISCLAIMER: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Estate Office or their clients has authority to make or give any representation or warranty whatsoever in relation to this property. February 2024.

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