



AUSTIN HOUSE | SURBITON

Austin House and the land adjacent to, St. Mark's Hill, Surbiton, Greater London KT6 4LT
and the land adjoining Wagner Mews, Avenue Elmers, Surbiton, KT6 4GS

A Residential Investment & Development Opportunity in the Royal
Borough of Kingston-Upon-Thames



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Investment Considerations

- Freehold
- Consented Investment and Development Opportunity
- 100% Private Scheme
- Well located in Surbiton within the Royal Borough of Kingston-upon-Thames
- Prominent site extending to approximately 0.195 hectares (0.483 acres)
- The sale includes eight existing ground floor private self-contained flats with asset management potential
- Planning permission has been granted for two additional storeys comprising 12 flats (7,282 sq ft NSA) and a new five storey scheme providing 11 flats (7,642 sq ft NSA)
- Well located a short distance from Surbiton Station and the Town centre

PROPOSAL

Offers sought in excess of **£4,000,000 (Four Million Pounds)** for the Freehold interest, subject to existing tenancies and subject to contract.



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Location

The property is located within the Royal Borough of Kingston upon Thames, with Surbiton Overground Station 0.4 miles to the west. The area around the station is served by extensive retail and F & B amenities creating a vibrant and affluent centre.

Austin House is located on the corner of St Marks Hill and Surbiton Hill, an affluent part of southwest London. Further amenities are found in the centre of Surbiton and in Kingston Town Centre, located only 1 mile to the north.

The property is situated only 0.6 miles from the River Thames, which has access along the river frontage all the way to Kingston Town Centre. Hampton Court and access to the open spaces of Hampton Wick are 1.4 miles to the northwest with other open spaces in the wider area including Berrylands nature reserve and Richmond Park.

The site is located in a primarily residential area with the stock in the area including a mix of mansion blocks, apartments and period houses. Hollyfield School is located on the opposite of Surbiton Hill Road, to the east of the property.

Connectivity



The opportunity is located in Leeds city centre in the Brewery Wharf neighbourhood on Waterloo Street. Surbiton railway station is located within 600 metres, served by Southwestern Railway providing direct trains to London Waterloo within 20 minutes and to Guildford within 40 minutes.



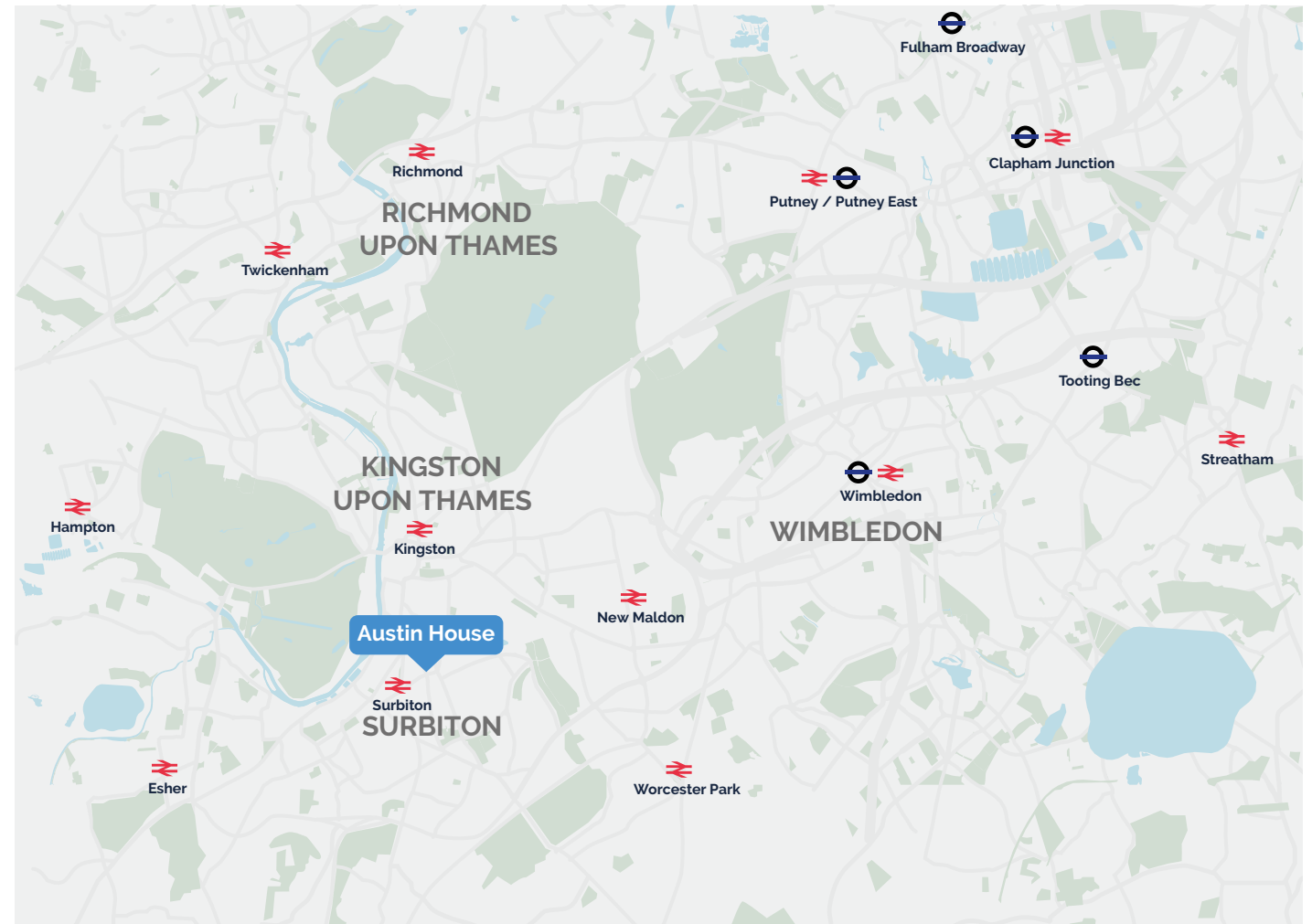
Surbiton Hill Road provides direct access to the centre of Kingston-Upon-Thames to the north and the A3 which connects the South of London. The M25 is easily accessible via the A24 and the A243.



Surbiton Hill provides excellent bus connectivity into Kingston-Upon-Thames and



Heathrow airport is located 11.5 miles to the west with Gatwick airport 37 miles south





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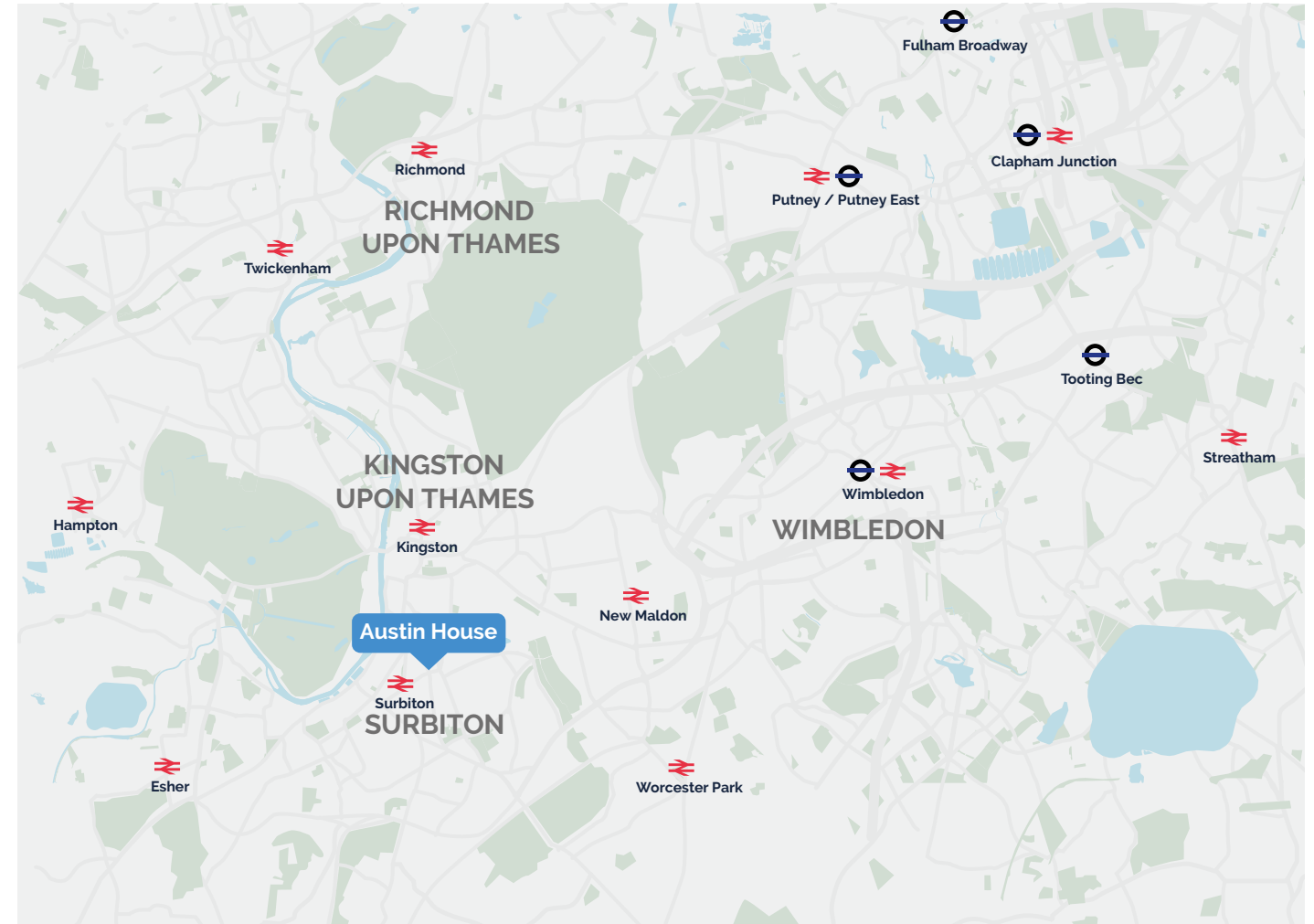
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Connectivity



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Surbiton Hill Road provides direct access to the centre of Kingston-Upon-Thames to the north and the A3 which connects the South of London. The M25 is easily accessible via the A24 and the A243.



Surbiton Hill provides excellent bus connectivity into Kingston-Upon-Thames and to Epsom.



Heathrow airport is located 11.5 miles to the west with Gatwick airport 37 miles south

Tenure

The sale includes the following HM Land Registry Freehold titles: -

- SY166426 - Austin House, St Marks Hill, Surbiton KT6 4LU
- SSGL817916 - Parking Space Wagner Mews, Avenue Elmers, Surbiton
- SGL840384 - Land Adjoining Wagner Mews, Avenue Elmers, Surbiton

Description

The Freehold site extends to approximately 0.195 hectares (0.483 acres) and includes 10 off-street parking spaces.

Austin House is a four-storey purpose built residential block built in the 1960's comprising of 24 private self-contained flats. The 16 flats occupying the first, second and third floors have previously been sold off on long leases.

The 8 existing self-contained private flats on the ground floor have not been sold off and are part of the sale.

Asset Management

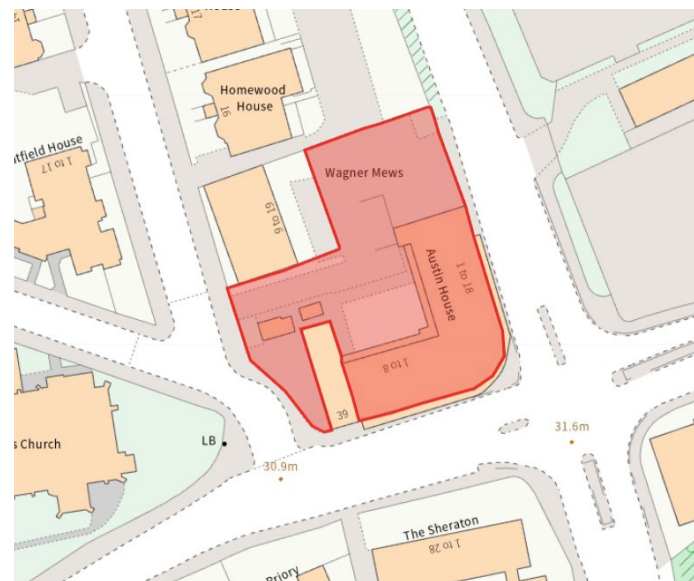
The 8 existing flats are part let with three units currently vacant. The five flats which are let are subject to Assured Shorthold Tenancies and are achieving a passing rent of £73,080 per annum.

These flats provide an opportunity to add value by:

- Refurbish: Upgrade the interiors to a higher standard, enhancing the overall appeal and rental/sale value.
- Reconfiguration: Redesign the layout of the units to make better, more efficient use of the available space.
- Communal Enhancement: Transform the external courtyard into a more attractive and functional communal area, improving the residents' experience and the property's marketability.

Accommodation Schedule - Existing 8 Flats:

Unit	Floor	Description	Type	Beds	Floor Area	
					Sq M	Sq Ft
1	Ground	One Bedroom Flat	1B2P	1	50	538
2	Ground	One Bedroom Flat	1B2P	1	58	624
3	Ground	One Bedroom Flat	1B2P	1	68	732
4	Ground	One Bedroom Flat	1B2P	1	74	797
5	Ground	One Bedroom Flat	1B2P	1	64	689
6	Ground	One Bedroom Flat	1B2P	1	62	667
7	Ground	Two Bedroom Flat	2B3P	2	68	732
8	Ground	One Bedroom Flat	1B1P	1	41	441
					485.0	5,220



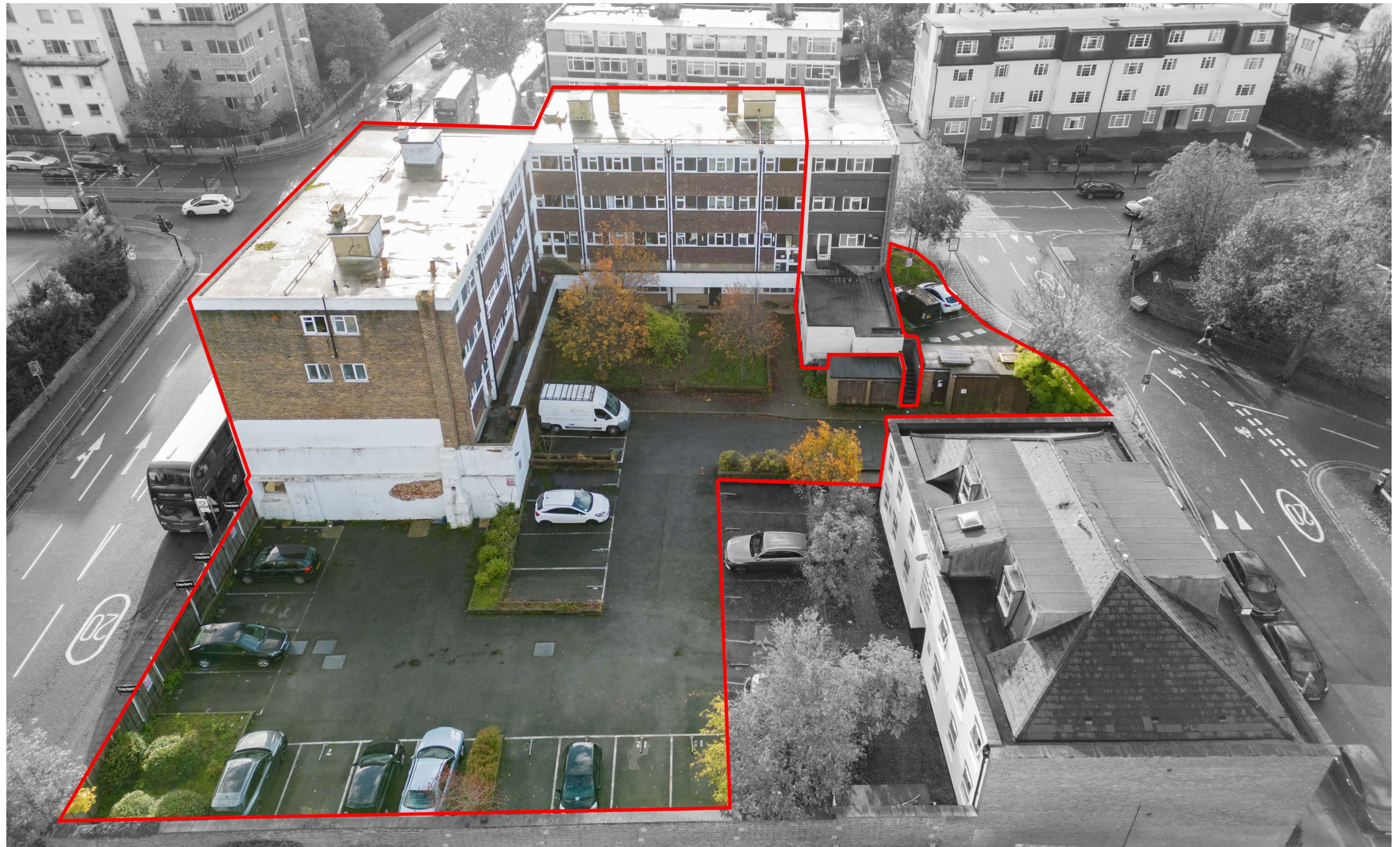
For identification purposes only





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Local Planning Authority

The Royal Borough of Kingston upon Thames

Kingston Council

Website: www.kingston.gov.uk

Planning

The property benefits from three planning permissions as laid out below:

- i. **Ref:24/01086/PRA** Prior Approval was Granted on the 5th of July 2024 for the following [Planning Application: 24/01086/PRA](#):

The erection of two additional storeys to provide 12 new dwellings (4no. x 1 bed 1 person units, 4no. x 1 bed 2 person units, 2no. x 2 bed 3 person units and 2no. x 2 bed 4 person units), with works for the construction of appropriate and safe access to and egress from the new dwellinghouses and works for the construction of cycle storage facilities.

- ii. **Ref:23/03505/FUL** Planning consent was GRANTED on the 15th of February 2024 for the following [Planning Application: 23/03505/FUL](#):

Alteration to fenestration

- iii. **Ref: 22/00973/FUL** Planning permission was GRANTED on the 1st September 2023 for the following [Planning Application: 22/00973/FUL](#):

The erection of a five-storey building providing 11nos. residential units (1nos. studio-apartment, 5nos. one-bedroom flats, 3nos. two-bedroom flats and 2nos. three-bedroom flats), alterations to existing car park, associated bicycle storage and refuse storage and plant room.

- iv. **Ref: 24/00092/FUL** Planning permission was GRANTED on the 12th of April 2024 [Planning Application: 24/00092/FUL](#) proposing the following:

Application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 22 (Nature Conservation and Biodiversity) for Application Reference Number: 22/00973/FUL.

CIL & S106 Costs (subject to indexation)

- i. **Ref: 24/01086/PRA**

- CIL Contribution (local & mayoral): £238,523.32

- iii. **Ref: 22/00973/FUL**

- CIL Contribution (local & mayoral): £316,292.90
- Affordable Housing contribution: £100,000
- Zero Carbon Offset contribution: £10,083



Computer Generated Image





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Further Information

Further information can be found on the data room. For access, please use the following link: xxxxxxxxxxxxxxxxxxxxxxxxx

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

EPCs

Available within the data room.

Proposal

Offers sought in excess of **£4,000,000 (Four Million Pounds)** for the Freehold interest, subject to existing tenancies and subject to contract.

Contacts

For further information or to make arrangements for viewing please contact:

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Misrepresentation Act: 1. Allsop LLP on its own behalf and on behalf of the vendor/lessor of this property whose agent Allsop LLP and Dexters are, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Allsop LLP nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Allsop is the trading name of Allsop LLP.