

AVAILABLE ON
REDUCED TERMS

RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR SALE



107-111
EAST ST

EPSOM SURREY KT17 1EJ





SUMMARY

- 2 x residential buildings comprising an HMO and 2 x residential apartments extending to approximately 2,551ft² in total and situated on a 0.35-acre site
- Planning permission for the demolition of the existing buildings and creation of 16 x residential apartments (8 x 1 bed, 5 x 2 bed and 3 x 3 bed units) totalling 10,891ft²
- All of the proposed units for private sale
- Prominent position along East Street, 0.7 miles from Epsom train station
- **Offers invited in the region of £1,650,000 for the freehold interest**

107-111
EAST ST

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RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR SALE

KINGSBURY STONE



DESCRIPTION

The existing property comprises 2 x residential buildings known as 107-109 and 111 East Street.

107-109 East Street is a two-storey building which is currently subdivided into 2 x flats: a 2-bedroom flat on the ground floor and a 3-bedroom flat on the first floor (Use Class C3).

111 East Street is a single storey residential building with accommodation in the roof space, currently laid out as 4-bedroom house of multiple occupation (Use Class C4).

In total the existing floor space extends to approximately 2,551ft² with the overall site extending to 0.35-acres.

Vehicular access can be taken from the rear of both properties as well as via the front of 111 East Street.



LOCATION

The property occupies a highly prominent position on the corner of the East Street and Kiln Lane, within Epsom and Ewell Borough Council.

East Street (A24) is the main road into Epsom Town Centre which is located only 0.5 miles from the property offering numerous commercial amenities.

Epsom train station is located 0.7 miles from the property providing frequent services into London Waterloo in 35 minutes and London Bridge in 44 minutes.

BY ROAD

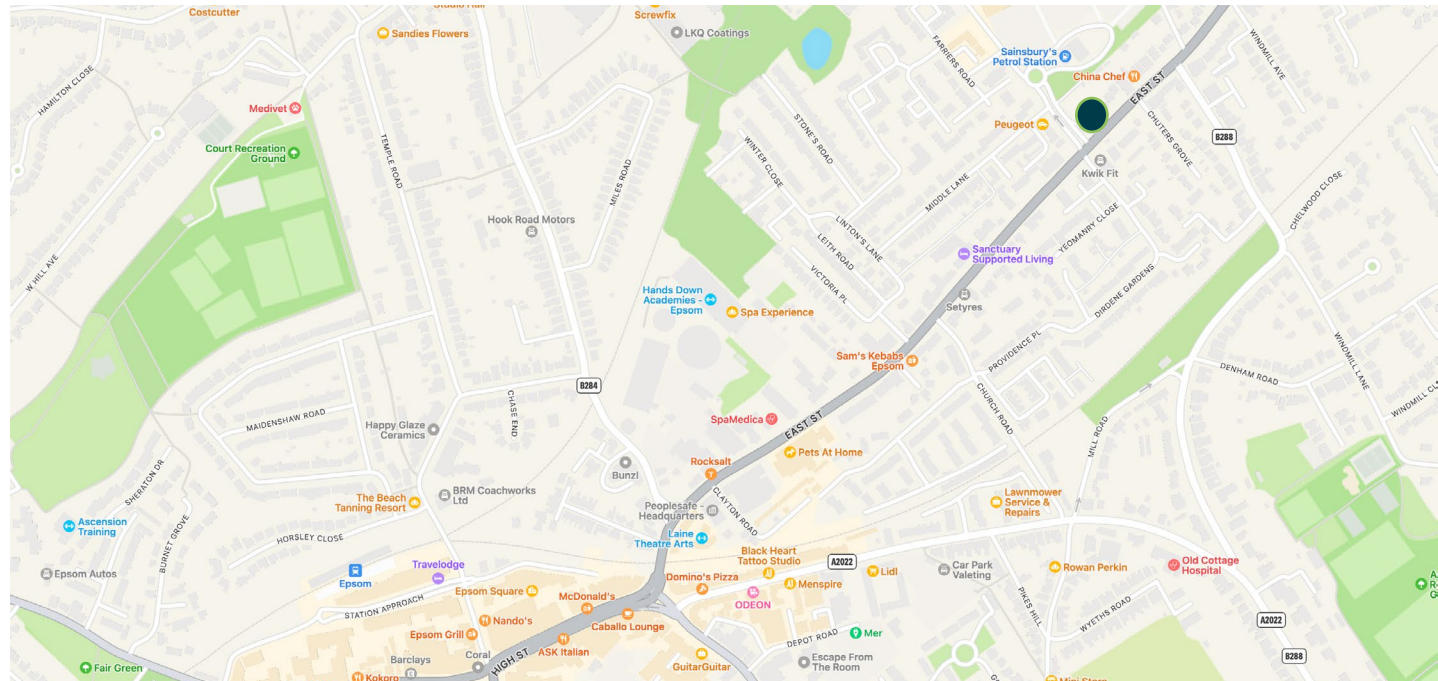
M25 Junction 9	4 miles
A3	5 miles
Croydon	9 miles

BY RAIL

Wimbledon	19mins
Clapham Junction	26mins
London Waterloo	35mins
London Victoria	35mins
London Bridge	44mins

BY AIR

Gatwick Airport	20 miles
Heathrow Airport	25 miles



PLANNING

A resolution to grant planning permission was given at committee in June 2023 (reference: 23/00110/FUL) for the demolition of the existing buildings and construction of a two-storey building with part basement/lower ground floor comprising 16 x self-contained residential dwellings (8 x 1 bed, 5 x 2 bed and 3 x 3 bed units) totalling 10,891ft².

The proposer lower ground floor car park will provide 18 car parking spaces.

The S106 is currently in draft form but is not expected to include any financial contributions but will include a mechanism to review the viability if the construction of first floor slab isn't completed within 20 months of the execution of the S106.

The rear access road via Kiln Lane is subject to a covenant restricting vehicular access, an agreement has been reached which will release this covenant allowing vehicles to use this access into the site subject to a payment of £135,300.

A CIL liability of approximately £204,979.68 is also applicable. Please note that this is an indexed estimate as of June 2023 and should not be relied upon, any prospective purchasers should undertake their own analysis.

Unit	Floor	Description	NIA sq.ft	NIA sq.m
1	Ground	1 Bedroom Flat	560	52
2	Ground	1 Bedroom Flat	590	50
3	Ground	1 Bedroom Flat	549	51
4	Ground	3 Bedroom Flat	861	80
5	Ground	3 Bedroom Flat	926	86
6	First	1 Bedroom Flat	538	50
7	First	1 Bedroom Flat	538	50
8	First	2 Bedroom Flat	732	68
9	First	2 Bedroom Flat	710	66
10	First	2 Bedroom Flat	678	63
11	First	2 Bedroom Flat	700	65
12	First	1 Bedroom Flat	560	52
13	Second	3 Bedroom Flat	1044	97
14	Second	1 Bedroom Flat	570	53
15	Second	1 Bedroom Flat	560	52
16	Second	2 Bedroom Flat	775	72
Grand Total			10,891	1,007



107-111
EAST ST

FURTHER INFORMATION

TENURE

The property will be sold freehold and subject to vacant possession upon completion.

VAT

The property is not elected for VAT.

TERMS

Offers invited in excess of £1,650,000 for the freehold interest.

CONTACTS

To discuss any aspect of the property of disposal process, please contact the joint sole agents:

Jordan Oldfield

020 7183 2529

jordan.oldfield@kingsburystone.co.uk

KS.

Kingsbury Stone

Chris Jones

020 8296 1270

chris@csj-property.com

