



## Property at a glance

- Development Potential
- Planning Permission Granted
- Scheme For 4 Substantial Apartments
- Superb Location
- Plot Measuring Circa 0.45 Acres
- Proposed Envelope Circa 10,000 Sq Ft
- Allocated Parking Spaces
- Five Minute Walk To Kingswood Railway Station & Village
- Private Road
- South Facing Grounds

## Setting

This splendid plot is situated within Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Coughlans bakery, Waterhouse Cafe, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

£1,450,000 Freehold

# Cherryleen

## UNEXPECTEDLY RE-AVAILABLE

We are pleased to offer for sale this fabulous development opportunity, located on The Glade in Kingswood. Kingswood village has become renowned in recent years for new development and growth and this is arguably a superb opportunity to acquire one of the few sites yet to be developed.

The property sits within a plot of some 0.45 acre and currently offers a detached, dilapidated bungalow which has planning permission granted to demolish the existing bungalow and to develop a three storey scheme comprising of four substantial apartments. Alternative schemes could be explored for a single dwelling or two semi detached properties.

The actual approved envelope, which includes basement parking, is in excess of 10,000 sq ft.

The approved planning was granted as follows under planning reference 18/01742/F .

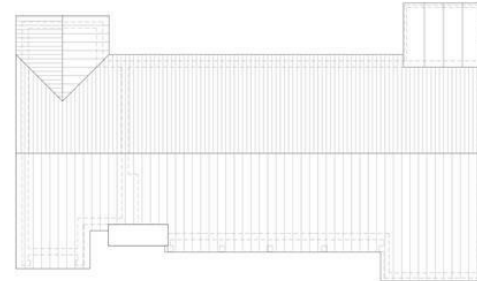
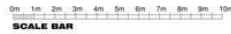
- Flat 1 – Lower Ground Floor – 3 beds – 1959 sq ft
- Flat 2 – Upper Ground Floor – 3 beds – 2228 sq ft
- Flat 3 – First Floor – 2 beds – 1130 sq ft
- Flat 4 – First & Second Floor – 2 beds - 1840 sq ft



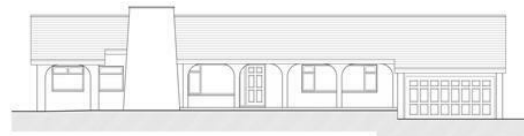
Rev	Date	Comments
<b>PLANNING</b>		
Client Mr Gole		
Project Cherryleen, The Glade, Kingswood, Surrey, KT20 8LL		
Title Proposed Elevations		



GROUND FLOOR PLAN



ROOF PLAN



EXISTING FRONT ELEVATION (NORTH EAST FACING)



EXISTING RIGHT FLANK ELEVATION (NORTH WEST FACING)



EXISTING REAR ELEVATION (SOUTH WEST FACING)



EXISTING LEFT FLANK ELEVATION (SOUTH EAST FACING)

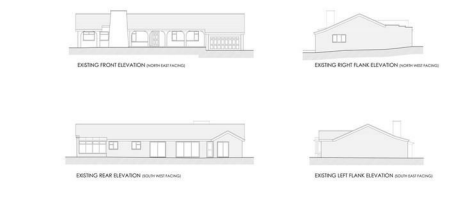
Rev	Date	Comments
<b>PLANNING</b>		
Client Mr Gold		
Project Cherrydean, The Glade, Kingwood, Surrey, KT20 6LL		
Title Existing Plans and Elevations		
Project No. <b>6016</b>	Date March 2018	
Drawing No. 6016-PD-03	Revision	
Scale 1:100 @ A1	Drawn PNG	Check
<small>           Hedder House, London Road            Westbury-on-Trym, Bath BA15 2JG            phone: 01225 732333            fax: 01225 732334            info@offset-architects.co.uk            www.offset-architects.co.uk         </small>		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

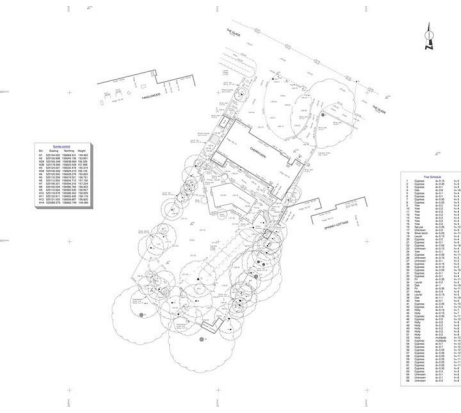
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



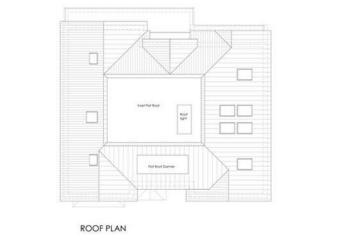
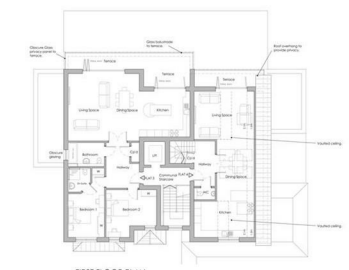
PLANNING	
Project No.	6016
Date	March 2016
Client	WJ Gold
Site	Proposed Lower and Upper Ground Floor Plans
Scale	1:150 @ A1
Author	PHG
Check	PHG



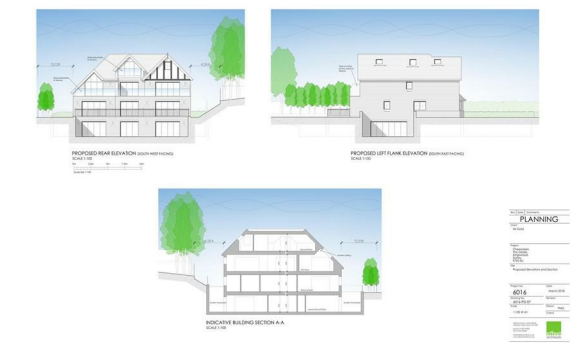
PLANNING	
Project No.	6016
Date	March 2016
Client	WJ Gold
Site	Proposed Street Scene
Scale	1:150 @ A1
Author	PHG
Check	PHG



HOOK SURVEY PARTNERSHIP	
Project No.	6016
Date	March 2016
Client	WJ Gold
Site	Proposed Street Scene
Scale	1:150 @ A1
Author	PHG
Check	PHG



PLANNING	
Project No.	6016
Date	March 2016
Client	WJ Gold
Site	Proposed Lower and Upper Ground Floor Plans
Scale	1:150 @ A1
Author	PHG
Check	PHG



PLANNING	
Project No.	6016
Date	March 2016
Client	WJ Gold
Site	Proposed First Floor, Second Floor and Roof Plans
Scale	1:150 @ A1
Author	PHG
Check	PHG

Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS  
 Tel: +44 (0)1737 361014  
 Email: kingswood@fineandcountry.com  
 Web: kingswood.fineandcountry.co.uk  
 Fine & Country Sales, Lettings, Land & New Homes

