

Kennedys'

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Cherryleen
The Glade
Kingswood
KT20 6LL

Set on an elevated, south facing plot of some 0.45 of an acre, and located in a highly regarded private road on the edge of Kingswood village, is this rare and excellent development opportunity that we are pleased to offer to the market.

£1,250,000



4

units



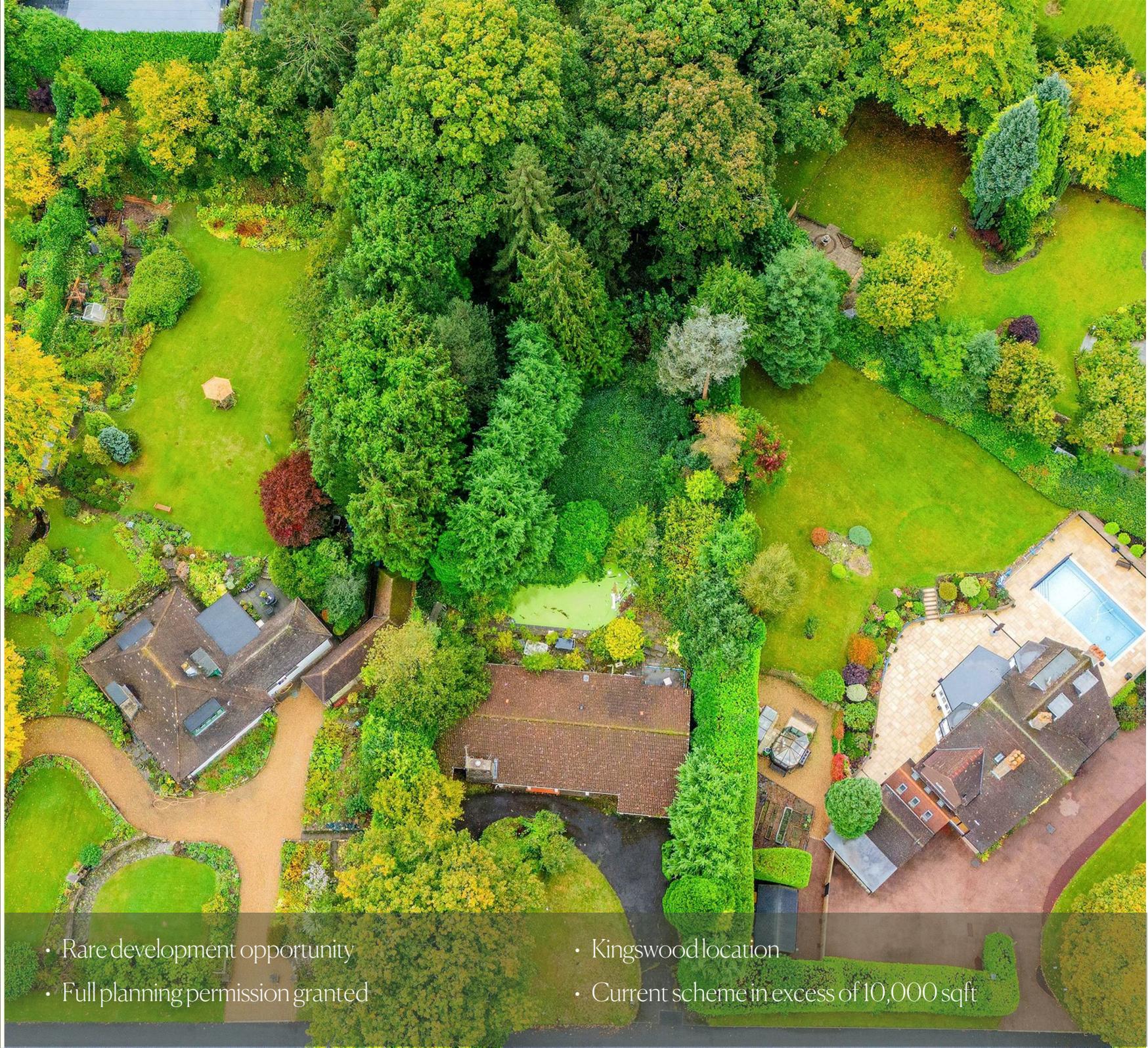
4+



4+



U/G



- Rare development opportunity
- Full planning permission granted

- Kingswood location
- Current scheme in excess of 10,000 sqft



PROPERTY DESCRIPTION

There are an ever decreasing number of opportunities to build a large single detached executive new home, or indeed a small development, be it of two attached houses or 4 luxury apartments, in a private and sought after road in Kingswood, let alone ones with full planning already granted. However, we have a rare opportunity to explore a number of different options on a plot that measures some 0.45 acres and currently offers a detached, dilapidated bungalow with planning permission granted to demolish the existing bungalow and to develop a three-storey scheme comprising of four substantial apartments. Alternatively we believe there are a number of other potential development options that might also utilise the footprint, such as two attached properties, or indeed a beautiful single detached home, subject to planning or amendments. The current scheme, which includes basement parking, is in excess of 10,000 sq ft.

The approved planning was granted under planning reference 18/01742/F. This approval remains live, as demolition works have commenced.

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

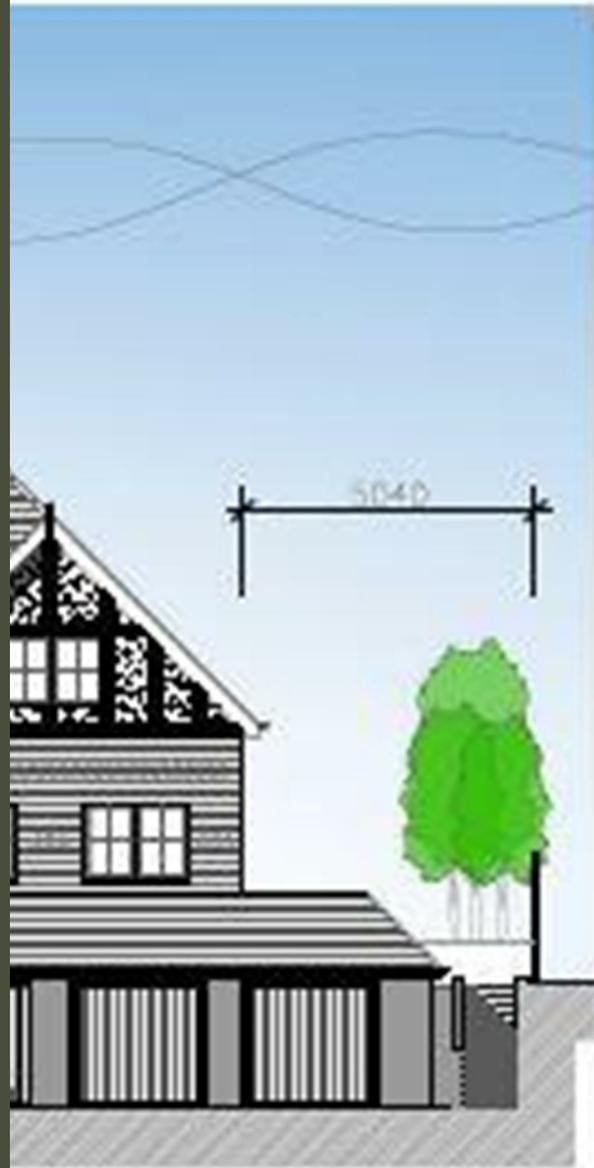
In the summer of 2025, an application was submitted for a two unit scheme which, rather controversially, was declined, having been informed by the planning officer a few weeks prior to the decision, that it would be passed; Planning Application 25/01259/F. Preparations have been made to appeal the decision, but given the number of options available, our client has decided to secure a sale and then proposes to work with the incumbent in whichever route is mutually agreed.

We are looking to have positive conversations with parties who are keen to pursue any one of the options available; be it a refurbishment of the existing bungalow, submit an application for a luxury single dwelling, appeal for a two unit site, or indeed build out the scheme with existing planning, we would be happy to meet you on site, discuss further details or answer any questions you may have. In the first instance, please ask to speak to Peter Kennedy, founder of Kennedys' IPA and Head of Land and New Homes.

The village of Kingswood provides a reliable commuter line to London, as well as a comprehensive parade of local shops and restaurants, including a convenience store/post office, Village Hall, Londis, travel agents, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools including Tadworth, Chinthurst, Aberdour, and Kingswood Primary, Childrens Trust, whilst further schooling including Dunnottar, Micklefield, and Reigate Grammar are found in the nearby town of Reigate. For the golf enthusiasts there are four world-renowned golf clubs close by; Kingswood Golf and Country club, Walton Heath and the RAC golf.

For more varied shopping needs both Banstead and Reigate are within 4 miles with a wide variety of independent boutiques, high street chains, and supermarkets. In terms of transportation, Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 providing connections to the wider motorway network and easy access to both Gatwick and Heathrow airports.





FACING)



PROPOSED RIGHT FLANK ELEVATION
SCALE 1:100



PROPERTY DESCRIPTION



Handwritten signature or mark.

Cherryleen, The Glade, Kingswood

If you would like to view this site, please call a member of the Kennedys sales team on 01737 817718

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