

Indicative Visualisation



65 London Road, Ewell, Surrey KT17 2BL
Residential Development Opportunity **For Sale**

Kingsbury

Summary

- Vacant brownfield site extending to approximately 0.74 acres
- Planning granted for the construction of a part 3 to 6-storey building comprising of 45 apartments extending to approximately 29,009ft²
- 33 units are designated for private sale and 12 for Affordable Housing
- Sought after residential location within 10 minute walk from Ewell West station
- Offers invited in the region of £5,000,000 for the freehold interest



Description

The property consists of vacant undeveloped brownfield land extending to approximately 0.74 acres, formerly occupied by a public house and restaurant.

The former buildings have since been demolished in readiness for re-development with the site now benefitting from planning permission for the creation of a 45 residential unit scheme.

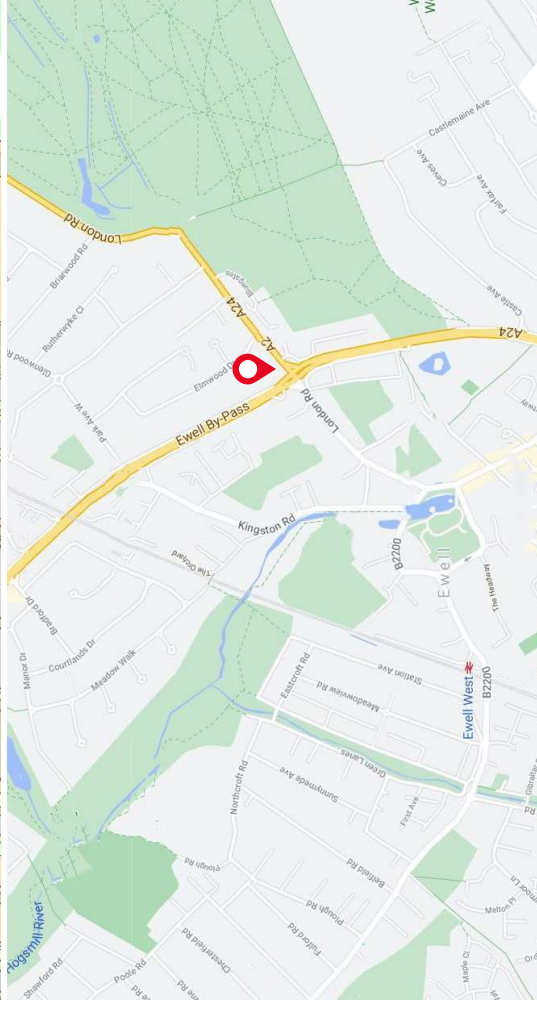
The site may offer potential for other uses such as care home or retail.

Location

The property occupies a prominent position on the corner of the Ewell By-Pass (A240) and London Road (A24) in Ewell, within Epsom and Ewell Borough Council.

The immediate surroundings comprises predominantly residential commercial uses, with a number of shops and amenities available on Ewell High Street which is within walking distance of the property. The vast open green space of Nonsuch Park is within close proximity which is also home to Nonsuch Palace .

The nearest station is Ewell West which is situated 0.6 miles (circa 6 minute walk) from the site, providing direct access London Waterloo in 35 minutes.



Planning & Development Potential

Planning application (under ref: 20/01079/FUL) has been approved at committee in April 2021 for the construction of a 3 to 6 storey building comprising of 45 apartments as per the schedule of accommodation.

The proposed scheme will consist 21 x 1 bedroom apartments, 15 x 2 bedroom apartments and 9 x 3 bedroom apartments extending to approximately 29,009ft² along with 26 car parking spaces.

The planning consent is subject to a Section 106 Agreement which sets out various obligations including the provision of 12 affordable units (5 x Affordable Rent / 7 x Intermediatel) plus a CIL liability in the region of £334,567.

Approved Scheme

Type	Amount	NIA ft ²	NIA m ²
Open Market Apartments	33	20,893	1,941
Affordable Housing Apartments	12	8,116	754
Total	45	29,009	2,695

A full schedule is available within our [dataroom](#).



Indicative Visualisation

Tenure

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

VAT

The property is elected for VAT and will be charged on the sale.

Terms

Offers are invited in the region of £5,000,000 for the freehold interest.

Additional Information

Further information including planning documents and technical documents are available in the [dataroom](#) using access code 'London65'.

Contact

To discuss the land sale, please contact:

Chris Incledon
020 7183 2529

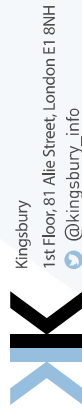
chris.incledon@kingsbury-consultants.co.uk jordan.oldfield@kingsbury-consultants.co.uk

Jordan Oldfield
020 7183 2529

To discuss the new homes sale, please contact:

Graeme Grossman
020 7043 8888

graeme.grossman@stonerealestate.co.uk



Kingsbury on their own behalf and on behalf of the Owner / Landlord of this property whose agents, gives notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement. Kingsbury is the trading name of Kingsbury Investment & Development Consultants Ltd registered in England No. 06869268.

