



**2 TILEHURST ROAD
CHEAM, SUTTON SM3 8PB**

Guide Price £750,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Freehold development opportunity to extend the existing detached two bedroom two storey house creating a larger three bedroom unit and construct a brand new three bedroom detached house in the garden

SELLER WILLING TO SPLIT TO THE SITE AND SELL THE PLOT SEPERATELY

LOCATION

This property occupies a corner plot on Tilehurst Road at its junction with Malden Road superbly positioned within the catchment to the many highly regarded schools, parks and playing fields.

Cheam Village is within 1 mile offering a wealth of high street shops, amenities and restaurants

Nearest Station: Cheam is 0.8 miles (Southern Rail Services)

PLANNING

Planning was granted on 27th February 2023 for ...

Demolition of garage and sheds. Erection of an detached two storey dwelling, erection of a two storey side extension to the existing property, relocation of vehicle crossover, parking, cycle and bin storage areas.

Planning ref: DM2022/00766

Appeal Ref: APP/P5870/W/22/3303782

KEY MEASUREMENTS (APPROX)

Total plot size: 245 sqm

Existing house GIA: 78.4 sqm

Existing house + extension GIA: 104.5 sqm

Proposed new build house GIA: 98.8 sqm



CIL & S106

CIL Liability £19,000 (currently being contested)

S106 £0

SERVICES

Not checked

LEGAL EXPENSES

Each party are responsible for their own legal expenses

TERMS

Guide Price £750,000 Freehold

Plot only Guide Price £300,000

VIEWING

The site is visible from the roadside - The house is tenanted and access to the garden or internal is strictly by appointment only

Contact Sole Agents Christopher St James 020 8545 0591

THE SMALL PRINT

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