Freehold Residential Development Opportunity

Planning Consent for:
Demolition of existing dwelling. Erection of 3 detached dwellings

Site area 0.29 hectares (0.73 acres)

For Sale

making property work
Location

Located within the district of Tandridge and within the urban area of Warlingham. Warlingham is situated in the Surrey commuter belt just to the south of Croydon.

The village is centred around the green and the vicinity is dominated by large detached family homes. Benefiting from close proximity to a variety of food and drink establishments including a local Co-op and several public houses, there is also a Sainsbury's on the edge of Warlingham.

Regular train services into London are available from Upper Warlingham and Whyteleafe station on the Caterham and Oxted Lines. Travel card Zone 6 providing services to London Victoria and London Bridge with average journey times of 50 minutes. The M25 (J6) is 3 miles and Gatwick Airport 11 miles southbound.
Description

The site covers a total area of approximately 0.73 acres (0.29 hectares)

The site currently comprises of one detached bungalow at number 21 Westhall Park road and combines the land to the rear of Nos 17 and 19 forming an 'L' shape site. It is situated on flat land.

The immediate locality consists of mainly two storey housing with large plot sizes interspersed with smaller dwellings with smaller plot sizes and is designated a Category 1 settlement location.
Development Opportunity & Planning

Planning consent has been granted for the demolition of the existing dwelling and erection of three 5 bedroom detached houses with associated parking.

Associated documents can be found on the Tandridge District Council planning portal under planning reference number TA/2017/198.

Accommodation Schedule

<table>
<thead>
<tr>
<th>Beds</th>
<th>sq ft</th>
<th>m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot 1</td>
<td>5</td>
<td>3,186</td>
</tr>
<tr>
<td>Plot 2</td>
<td>5</td>
<td>3,249</td>
</tr>
<tr>
<td>Plot 3</td>
<td>5</td>
<td>3,334</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>9,769</td>
</tr>
</tbody>
</table>

- GIA including garages
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Tenure
The subject property is available Freehold with vacant possession.

Price
Price upon application.

Legal Costs
Each party is to be responsible for their own legal costs.

Viewing
If you wish to access the site this should be arranged through the sole agents, Stiles Harold Williams.

Offers
Offers are to be invited for the lease on an informal tender basis in writing and to include the following information:

- Identity of proposed purchaser.
- Purchase price.
- Provide financial evidence of your ability to complete the purchase and track record.
- Timescales for exchange of contracts and completion of sale.
- State the name of your solicitor.
- Any conditions or surveys that are required.
- No offer should be calculable by reference to any other offer or formula.

Further Information
For further information please follow the link or contact either of the agents identified below.

http://property.shw.co.uk/WesthallPark21Warlingham

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making property work from offices in London and across the south east

For further information, or to arrange an inspection, please contact Stiles Harold Williams:
Strictly by appointment through the sole agents:

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rplant@shw.co.uk

Alexi Borg: 0208 662 2745
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www.shw.co.uk