



SHW

**MAKING
PROPERTY
WORK**
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FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY
Harrow Lodge, 28 Eaton Road, Sutton SM2 5EE

SUMMARY

On behalf of private clients, SHW are pleased to offer this residential development 'air-space' opportunity in Sutton.

PROPERTY HIGHLIGHTS:

- Residential development 'air-space' opportunity with Prior Approval for the erection of 1 new floor and additional accommodation within the roof space to provide 10 self contained residential units and an additional cycle and refuse store.
- Sutton Local Authority Planning reference: DM2023/01827.
- The property is located on Eaton Road, Sutton in a quiet residential suburb Sutton. 0.5 miles from Sutton railway station.
- The site exists as a three storey block of 18 flats with a large rear garden and private off-street parking.
- All 18 flats along with the demised car parking bays have been sold off on long leases.
- Freehold.
- We are advised that the property is not elected for VAT.
- Offers invited in excess of **£800,000** for the freehold interest.



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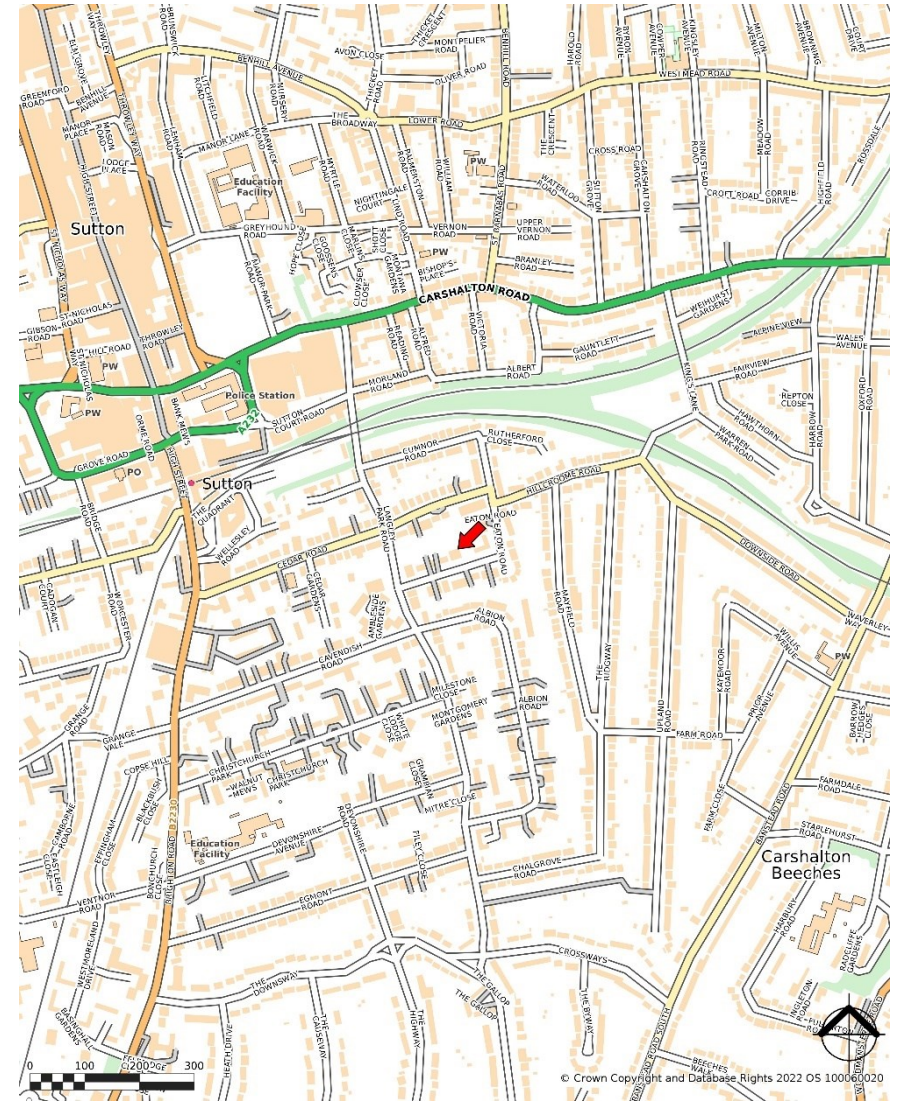
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LOCATION

The property is located on Eaton Road, Sutton

Sutton railway station is located 0.5 miles from the property which provides direct links to Epsom in 9 minutes, London Victoria in 30 minutes and London Blackfriars in 50 minutes.

The Local Authority is the London Borough of Sutton.



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PLANNING CONSENT

Planning permission was granted under Sutton Local Authority Planning reference: DM2023/01827 on 4 December 2023 for – “**Prior Approval in relation to the erection of 1 new floor and additional accommodation within the roof space to provide 10 self contained residential units and an additional cycle and refuse store**”.

The proposed scheme will comprise the following accommodation:

Flat Number	Floor	Size (SQ.M.)	Bedrooms	Bathrooms
Flat 1	Third	43.30	1B1P	1 shower room
Flat 2	Third	42.90	1B1P	1 shower room
Flat 3	Third	61.00	2B3P	1 bathroom
Flat 4	Third	65.10	2B3P	1 bathroom
Flat 5	Third	40.17	1B1P	1 shower room
Flat 6	Third	52.17	1B2P	1 bathroom
Flat 7	Fourth	53.20	1B2P	1 bathroom
Flat 8	Fourth	55.20	1B2P	1 bathroom
Flat 9	Fourth	50.00	1B2P	1 bathroom
Flat 10	Fourth	60.00	1B2P	1 bathroom

We are advised there will be a CIL liability of £117,694.38. We advise all purchasers to satisfy themselves on this figure prior to submitting an offer.

A structural engineers report has been obtained and confirms the scheme is feasible. A copy is available within our data-room.

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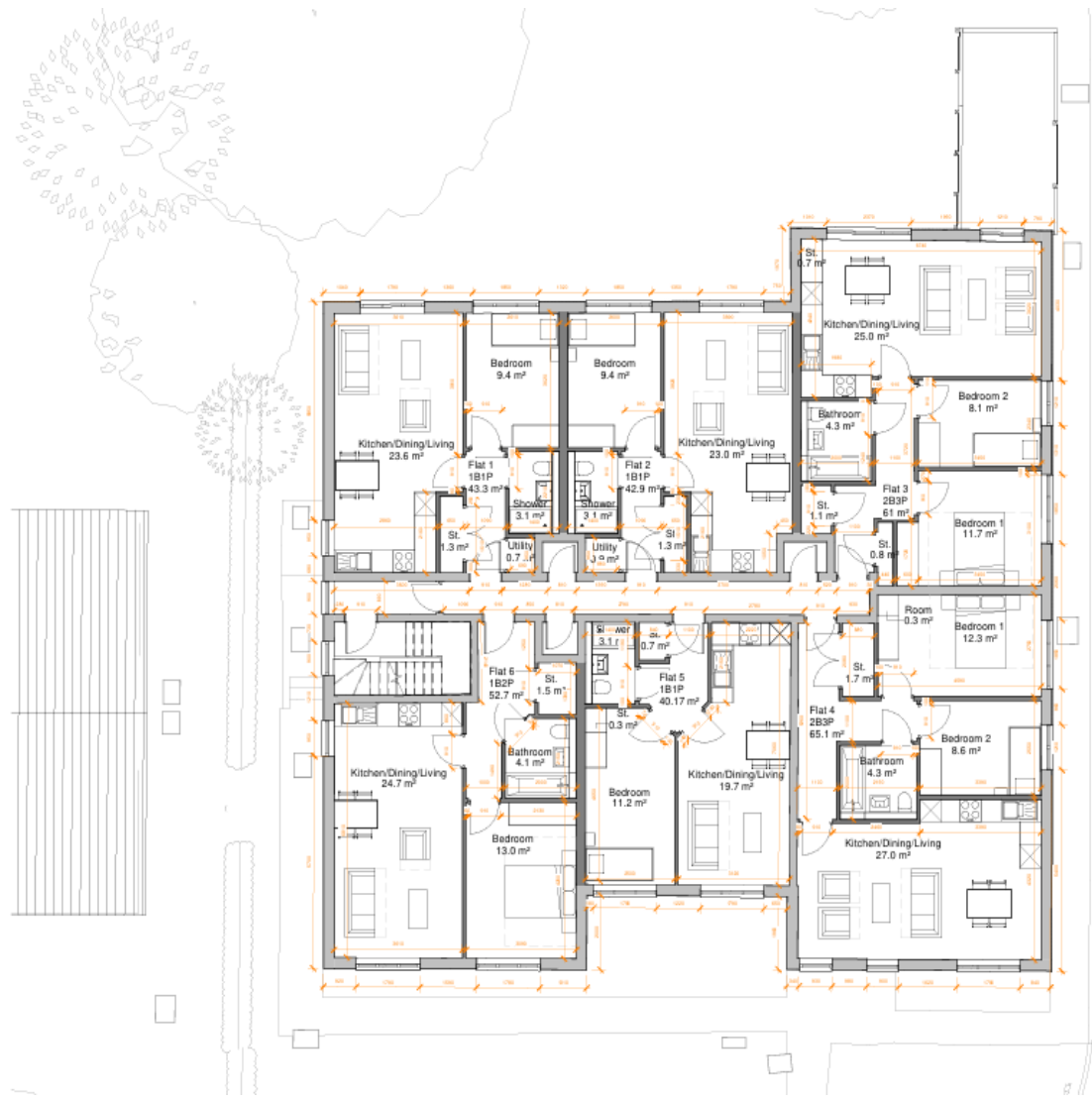


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PROPOSED FLOOR PLANS – THIRD FLOOR



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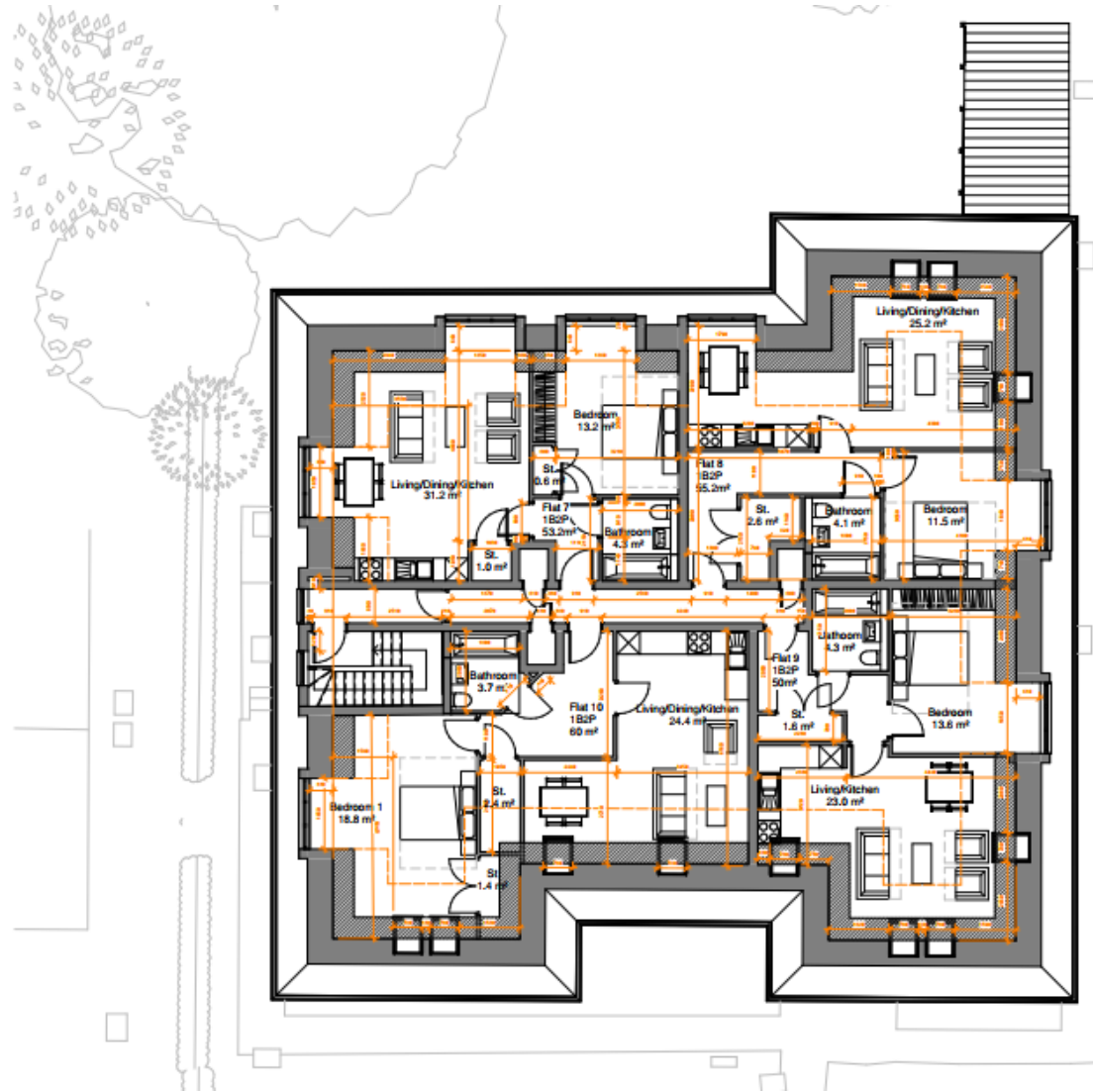
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PROPOSED FLOOR PLANS – FOURTH FLOOR



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TENURE

The property is held under freehold title number SGL131253.

VAT

We understand the property not elected for VAT.

PRICE

Offers are invited in the region of £800,000 for the freehold interest, subject to the long-leases.

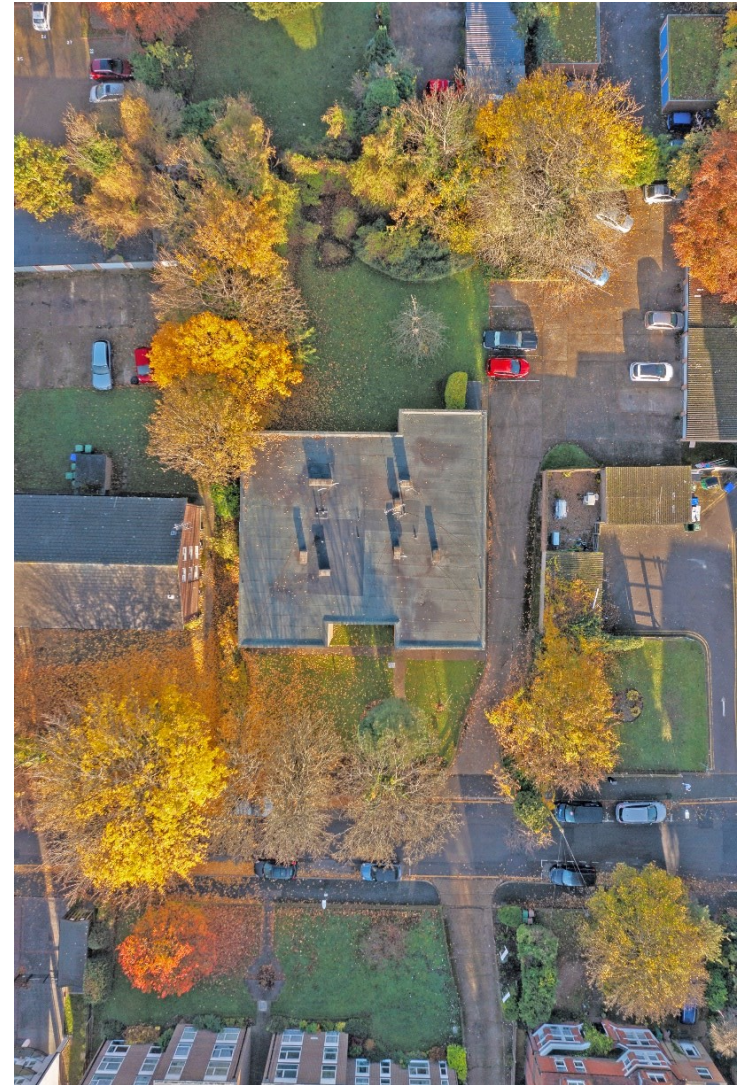
ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

DATA ROOM

Further information, including EPCs, planning permission information, floor plans, title documentation can be found in the data-room by using the link below:

<https://shwcrm.agencypilot.com/PropertyView/PropertyDataRoom/22307/Harrow-Lodge-28-Eaton-Road-Sutton-Surrey-SM2-5EE/>



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