

187 Ewell Road, Surbiton **KT6**

Residential development opportunity.





The opportunity.

187 Ewell Road, Surbiton KT6 6AU

- An exciting residential development opportunity in Surbiton, with the benefit of a permitted development consent and a new build planning application in progress
- A site extending to approximately 0.9 acres/0.37 ha
- An outline planning application has been submitted for 59 residential units (52 private and 7 affordable) comprising an approximate Net Saleable Area of 3,890 sq m/41,879 sq ft
- In addition, the permitted development consent provides for 30 private units with a net saleable area of approximately 1,553 sq m/16,720 sq ft
- The freehold interest of the site is offered for sale by private treaty, via informal tender on a subject to planning or unconditional basis

“Surbiton is a much sought after and desirable residential location situated within the London commuter belt.”

Location

The site is situated in Surbiton in the Royal Borough of Kingston upon Thames. Surbiton is a suburban neighbourhood of south west London situated next to the River Thames and approximately 11 miles south west of Charing Cross.

187 Ewell Road is located to the south east of Surbiton Town Centre, approximately 0.7 miles from the High Street on Victoria Road (B3370). The site lies on the eastern side of Ewell Road (A240), which runs north from Tolworth, past the site through to Surbiton town centre at the junction of St Mark's Hill (B3370).

187 Ewell Road is bounded by the retirement accommodation at Kingfisher Court to the east and to the west lies Ewell Road and the Dysart School. To the north is the 5 storey office building Millbank House. The south is bordered by Brunswick Lodge which comprises a 5 storey residential building.

Surbiton is ideally located for commuters and the site is located approximately 0.5 miles (a circa 10 minute walk) from Surbiton Station. Surbiton to London Waterloo is operated by South Western train services with an approximate journey time of 22 minutes.

Various bus stops are located along Ewell Road providing links to Chessington, Kingston and Twickenham. In addition, if approval is granted for the project, Surbiton will be connected with the London Underground system via Crossrail 2.

The site benefits from its close proximity to London with the A3 (Tolworth Roundabout junction just 1.2 miles away), whilst also offering easy access to the M25 (junction 10) in 15 miles. In addition, Heathrow airport can be accessed within approximately 9 miles and Gatwick airport in approximately 22 miles.

The surrounding area is predominantly residential in nature whilst also benefiting from the local amenities provided on Ewell Road including cafés, restaurants and shops, together with a Sainsbury's food store.

Surbiton is a much sought after and desirable residential location situated within the London commuter belt. The town has much to offer with a good selection of local shops and dining options.

The parks of Fishponds and Alexandra are also located within a short distance of the site providing acres of leisure amenity. Surbiton is also famous for Surbiton Hockey Club, which was established in 1874, and is regarded as one of the best hockey clubs in the country.

Furthermore, the area boasts a number of excellent schools including St Andrews & St Marks, Tiffin Boys' and Tiffin Girls' School and Surbiton Children's Nursery all offering Ofsted Outstanding rating as well as independent private schools such as Surbiton High School.



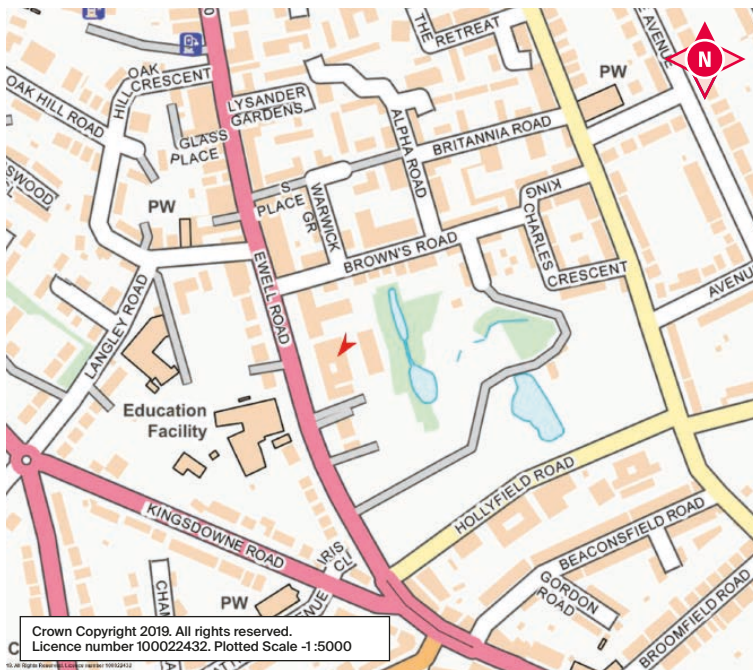
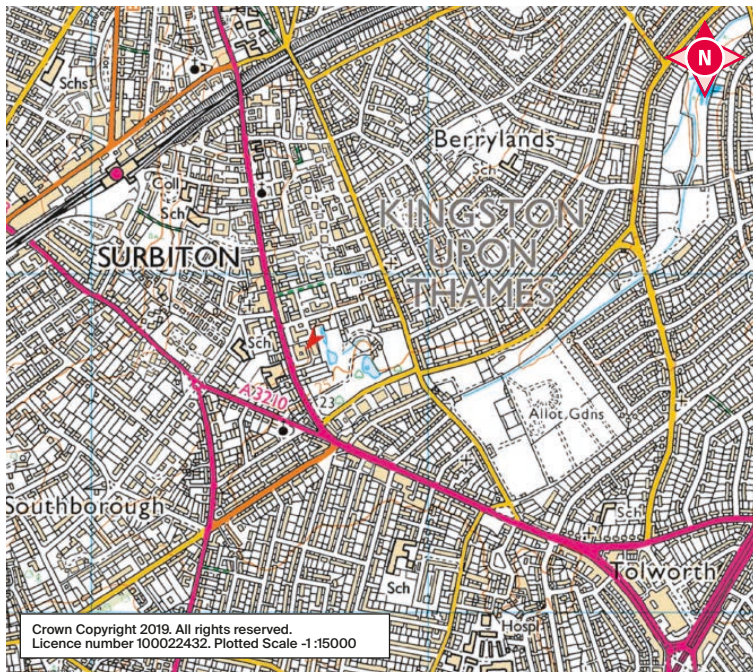
9 miles
Heathrow Airport



0.5 miles
Surbiton Station



15 miles
M25



Description

The rectangular shaped site currently comprises an existing part single, part 2 storey office building (B1 use class) with an approximate gross internal area of 1,888 sq m/20,322 sq ft.

Vehicular access to the site is via two access points from Ewell Road. The northern most access operates as an “entrance only” and the southern most access point as an “exit only”.



Crown Copyright 2019. All rights reserved.
Licence number 100022432. Plotted Scale -1:1500

Town planning

The site lies within the Royal Borough of Kingston upon Thames in Surrey. The Core Strategy (adopted in 2012) is the council's main development plan document to plan for the future of the Royal Borough of Kingston upon Thames.

The council have begun producing the Kingston Local Plan 2019-2041 which when adopted will replace the Core Strategy and Kingston Town Centre Area Action Plan as the council's main Development Plan Document.

The site benefits from a planning permission for permitted development (Ref: 17/16966) for 30 residential units comprising an approximate net saleable area of 1,553 sq m/16,720 sq ft.

In addition, a planning application has been submitted (with a target determination data of 21 February 2020) for:

Demolition of existing building and redevelopment of the site for up to 59 residential units (Class C3) with associated car and cycle parking, amenity space and associated works (outline application to consider access and layout) Reference: 19/02937/OUT.

The site does not sit within a Conservation Area although it sits close to the Conservation Areas of Oakhill to the north west and Fishponds to the east and south. The existing buildings are not listed.

A horse chestnut tree has been identified on site and is protected under a Tree Preservation Order made by the council on 6 December 1989 and enforced under the Town & Country Planning Act 1971-74 (as amended).

Further information in respect of the site including planning and technical documents can be found on the dedicated website (please see Further Information section for details).

Tenure

The site is to be sold freehold registered at Land Registry with title absolute under title number SGL752123 with the benefit of vacant possession.

The site is to be sold subject to, and/or with the benefit of, any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Services

It is understood that mains water, electricity, gas and drainage are available to the site, although it will be the responsibility of the purchaser to ensure they are available and adequate for any future use of the site.

Inspection

The site may be inspected externally at your convenience or internally via prior appointment only. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Method of sale

The freehold interest of the site is to be made available for sale by private treaty, via informal tender.

Offers are to be made on either an unconditional or subject to planning basis only, stating a specific sum of money to be paid and shall not be for sums calculable only by reference to another bid for the site.

VAT

The NHS has not elected to charge VAT on the site.



Tender procedure

1. Timetable for submission of bids

The date that has been set for the receipt of “bids” for the site, on the basis set out above is detailed in the covering letter accompanying this brochure.

2. Venue

Bids should be delivered by post, fax, e-mail (nick.alderman@knightfrank.com) or by personal delivery to the offices of the Vendors sole selling agent:

Knight Frank LLP
Residential Development
55 Baker Street
London W1U 8AN
Marked for the attention of: Nick Alderman

3. Identification

All bids should be marked “187 Ewell Road”.

4. Opening procedure

All bids received in accordance with the conditions above, will be opened by the sole agent, Knight Frank LLP.

5. Purchaser notice

The vendor, in its absolute discretion, does not undertake to accept the highest or any offer received.

6. Additional information required

Within the offer letter, bidders will be required to provide the following additional information:

a. Legal advisors

Details of the solicitors who will be acting in the purchase, if the bid is acceptable.

b. Finance

Details of funding arrangements (clarification and confirmation may be sought in certain circumstances).

c. Authority

Confirmation of the bidder’s authority to bid, and (where appropriate) confirmation that any offer made has full board approval (copies of the relevant board minutes may be requested in this regard).

Debt advisory

Knight Frank’s Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster and to secure optimal lending terms.

For more information, please contact Lisa Attenborough,
lisa.attenborough@knightfrank.com 020 3909 6846

Further information

A full Information Pack is available on the dedicated website:

www.land.knightfrank.com/view/ewellroad

To enter the site, you will be required to enter your company name and email address. The pack contains the following:

1. Location and site plan
2. Planning documents
3. Proposed residential scheme
4. Technical reports
5. Legal information



Contact us.

Nick Alderman MRICS

020 7861 5408

07786 856 173

nick.alderman@knightfrank.com



Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank LLP has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agent or seller. 2. Photos, plans, maps and Computer Generated Images (CGIs): Photographs used show only certain parts of the property as they appeared at the time they were taken. CGIs used in this document are for indicative purposes only. Areas, measurements and distances given are approximate only. 3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated December 2019.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.