



Land Between 80 & 86 Park Hill, Carshalton Surrey SM5 3RZ



Freehold site with planning permission for a pair of semi- detached houses

- Planning permission for two 1,340sq.ft houses
- Within 200 yards of Carshalton Beeches Train Station
- Sought after Carshalton location
- Offers in excess of £425,000

Description

The existing site comprises a vacant piece of land of approximately 0.296 acres which benefits from planning permission to create 2 x 4 bedroom semi-detached houses of approximately 1,340sq.ft each. The houses, when constructed will be over ground and first floor with loft space and has the advantage of two separate car parking spaces for each dwelling.

Location

The proposed properties are situated in Carshalton Beeches within the London Borough of Sutton. Central Carshalton, around the ponds and High Street, retains a village character feel. There are a number of buildings and open spaces protected by the Carshalton Village Conservation Area. The Village contains a variety of mainly independent establishments, including art and gift shops, coffee houses, pubs and restaurants. Carshalton Beeches half a mile from Central Carshalton also offers a further shopping area, situated along a 300 yard stretch of Beeches Avenue. There are a number of great primary and secondary schools as well as Carshalton College within close proximity to the proposed site.

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Transport

Carshalton has two railway stations, Carshalton and Carshalton Beeches, the latter of which is within approximately 200 yards of the site. Trains run from Carshalton Station to Victoria (in around 25 minutes), London Bridge and Thameslink stations including Blackfriars, Farringdon and Kings Cross. The closest London Underground station is Morden, which is a 15 minute journey from Carshalton High Street by the 157 bus.

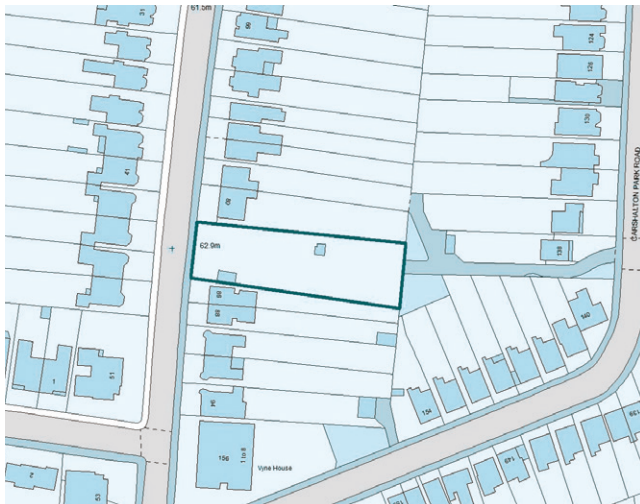
Planning permission

Planning permission was granted by the London Borough of Sutton Planning Department on 09.12.2013 under planning reference C2013/68239 to erect a pair of two storey, semi-detached 4 bedroom dwellings and provision of two car parking spaces for each new dwelling.

Proposed Schedule

House	Beds	m ²	ft ²
1	4	124.48	1,340
2	4	124.48	1,340
		248.96	2,680

Location map



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VAT

We understand VAT is not applicable

Terms

Offers are invited in excess of £425,000

Additional information

Copies of the existing and proposed planning drawings and decision notice are available upon request.

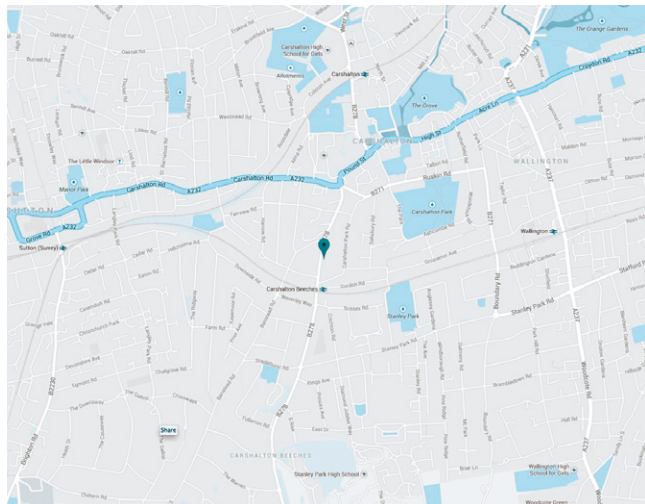
Tenure

Freehold

Birdseye view – for identification purposes only



Area map



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