



Land Adjacent to  
36 Mortlake Road,  
Kew TW9 4DG

CGI



## Freehold Development Opportunity With Planning Permission For a Pair of Semi-Detached Houses

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- Freehold
  - Planning permission to construct a pair of semi-detached houses
  - Desirable location
  - Offers in excess of £950,000
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### Description

The site currently comprises a pair of unused garages on a site of approximately 0.13 acres. The site benefits from an approved planning application to demolish the existing garages and erect a pair of semi-detached 3 bedroom houses of approximately 1,291sq.ft. The houses when built will benefit from decent sized gardens and off street parking.

### Location

The site is located on the desirable Mortlake Road in central Kew. Kew Gardens are within a 2 minute walk of the site providing over 100 world-class attractions from iconic buildings and glasshouses, to inspirational gardens and landscapes. Conveniently placed, a shopping centre is within walking distance of the property offering an array of facilities from clothes shops to coffee shops and restaurants.

### Transport

The property benefits from good links into the Central London with Kew Gardens Underground Station (District Line) within approximately 0.2 miles. The 391 and 65 bus service, located on Kew Road offer convenient links into Central London also.

Highfield

+44 (0)1992 660204  
[highfield-investments.co.uk](http://highfield-investments.co.uk)

Investments

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## Existing site



## Proposed schedule

House	Beds	Parking	ft <sup>2</sup>	M <sup>2</sup>
1	3	1 Space	1291	120
2	3	1 Space	1291	120
			2582	240

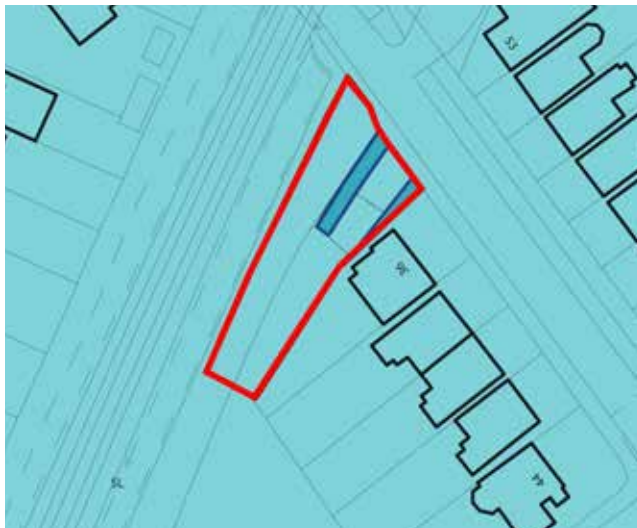
## Planning Permission

Planning permission has been granted by the London Borough of Richmond Upon Thames Planning Department under the reference 14/2081/FUL for the demolition of 2 no. existing garages and erection of 2 no. 3 bedroom semi detached houses with associated parking. For further information in regards to this application please contact Richmond Upon Thames Council Planning Department on 020 8891 1411.

## VAT

We understand that VAT is not applicable.

## Site plan



Sam Murphy 01992 660204  
sam.murphy@highfield-investments.co.uk

## Financial Contributions

The site is subject to a CIL contribution of £12,000 and a section 106 contribution of £21,000

## Viewing

Can be adequately made from the roadside in the first instance.

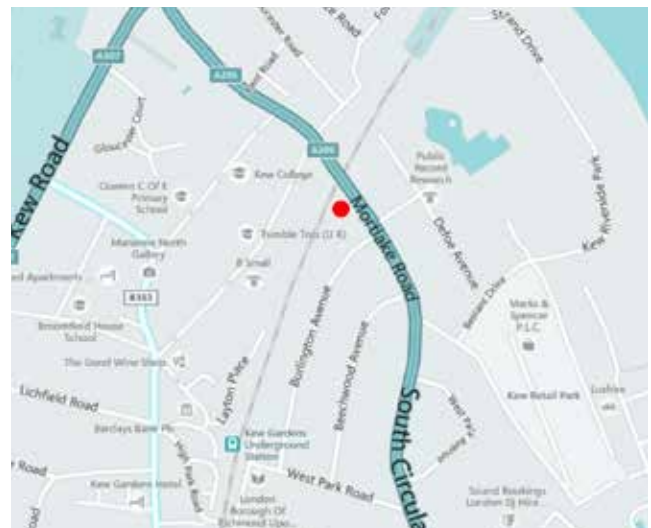
## Terms

Offers are invited in excess of £950,000 for the vacant freehold interest.

## Additional Information

Copies of the existing and proposed floor plans and decision notice are available upon request.

## Location map



Craig Gray 01992 660204  
craig.gray@highfield-investments.co.uk