



100 Dukes Avenue,
New Malden,
Surrey KT3 4HN



Development Opportunity with Planning Permission

- Planning permission to create two x four bedroom detached luxury homes
- Two parking spaces for each dwelling
- No section 106 payment
- Desirable South-West London location
- Freehold
- Offers in excess of £850,000

Description

The existing property comprises a two storey vacant house situated on a plot of approximately 0.135 acres, which now benefits from planning permission to create two x four bedroom detached houses both offering 2,200sq.ft of accommodation with gardens and two off-street parkings spaces.

Location

The property is situated in New Malden, South-West London, within the Royal Borough of Kingston Upon Thames. New Malden has its own sports centre, the Malden Centre and Beverley Park, which is at the end of Dukes Road, provides a football pitch, tennis courts, children's playground, allotments and open space.

New Malden is ideally situated between the green spaces of Richmond Park, Wimbledon Common and Hampton Court Palace. Excellent shops and restaurants can also be found at nearby Wimbledon and Kingston Upon Thames.

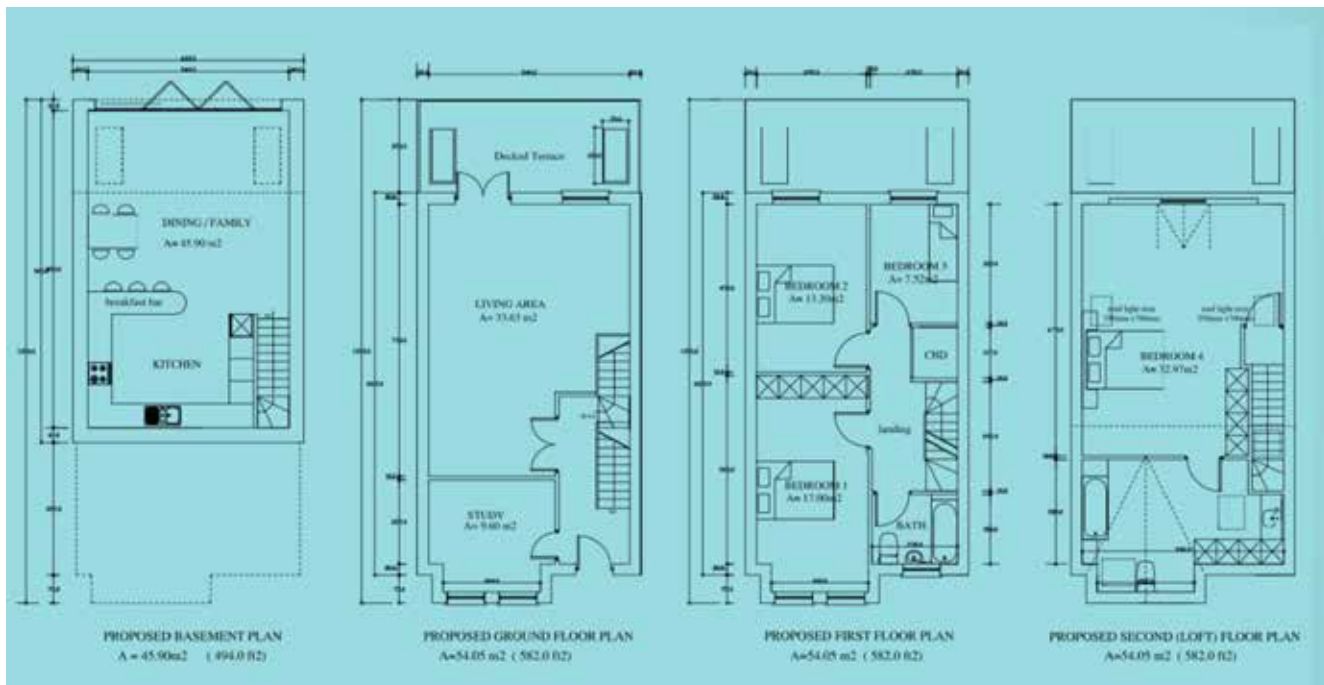
The property is in the catchment areas for Burlington Infant and Nursery School, Holy Cross School and Coombe Boys and Girls School, all rated as Outstanding by Ofsted.

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Existing Site



Floor plans



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Proposed schedule

House	Basement	Ground	First	Second/Loft	Total
1	494 Ft ²	582 Ft ²	582 Ft ²	582 Ft ²	2240 Ft ²
2	494 Ft ²	582 Ft ²	582 Ft ²	582 Ft ²	2240 Ft ²

Transport

The property is a five-minute walk from New Malden station, with trains into London Waterloo taking twenty-minutes. Morden Underground Station (Northern Line) is a short drive away. The A3 is a five-minute drive away with links into Central London and out to junctions eight and nine of the M25.

Planning Permission

Has been granted on the 9th October 2014 under reference 14/14818/FUL by the Royal Borough of Kingston Upon Thames for the demolition of existing 4 bedroom detached house and erection of 2 x 4 bedroom detached houses with associated off-street parking provision. (Revision of 13/14196/FUL)

For further information please contact the Royal Borough of Kingston Upon Thames planning department 020 8547 5002

VAT

We understand that VAT is not applicable.

Financial Contributions

Section 106 obligation has already been settled in full. CIL - £11063.50

Viewing

Viewings are adequately made from the roadside.

Additional Information

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

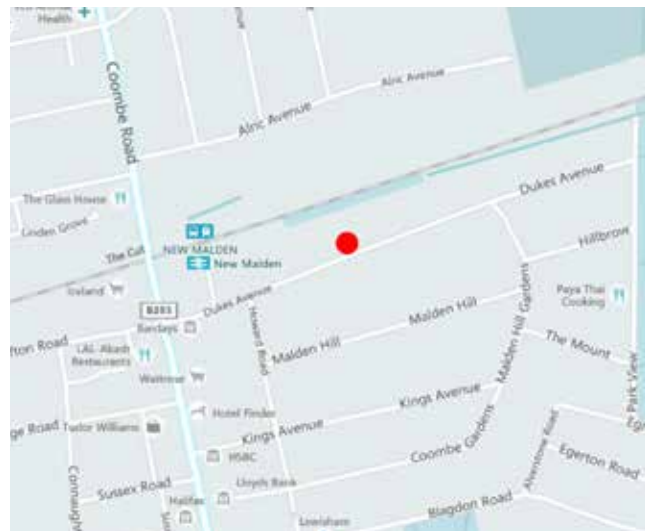
Terms

Offers are invited in excess of £850,000 for the vacant freehold interest.

Site map



Location map



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

Sophie Chapps 01992 660204
sophie.chapps@highfield-investments.co.uk

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