



6 Lime Grove, New Malden, Surrey KT3 3TW



Freehold development opportunity with planning permission

- Extension and refurbishment of existing period property
- 5 Apartments measuring approximately 2,935sqft
- Large garden space
- Further planning application in progress
- Freehold
- Offers in excess of £1,350,000

Description

Highfield are pleased to offer this large period property currently comprising of 5 residential apartments measuring approximately 2,379sqft with large rear garden. The property now benefits from planning permission for a two-storey rear extension and rear roof extension to extend 3 existing flats, creating a gross internal area of approximately 2,935sqft. There is also a further planning application in progress for further extensions and alterations.

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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Rear garden



Existing schedule

Unit	Floor	Beds	m ²	ft ²
1	Ground	1	55	592
2	Ground	studio	35	376
3	First	1	43	462
4	First	1	35	376
5	Second	2	55	592
			223	2398

Proposed schedule

Unit	Floor	Beds	m ²	ft ²
1	Ground	1	51	548
2	Ground	2	55.5	597
3	First	2	65	699
4	First	1	35	376
5	Second	2	67.8	729
			274.3	2949

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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

Planning permission was granted 12 November 2015 under application reference 15/15209/FUL for the erection of a two-storey rear extension and rear roof extension to extend 3 existing flats. There is a further planning application in progress under reference 16/14106/FUL for a rear extension with external fenestration alterations and remodeling of roof in association with the second floor rear extension and the addition of four rooflights.

There is potential for a backland development at the rear of the property subject to gaining the necessary consents.

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

Site map



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Tenure

Freehold.

VAT

We understand that VAT is not applicable.

Viewings

Please speak to a member of the Highfield team for viewing arrangements.

Terms

Offers in excess of £1,350,000 for the vacant freehold interest.

Location map



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