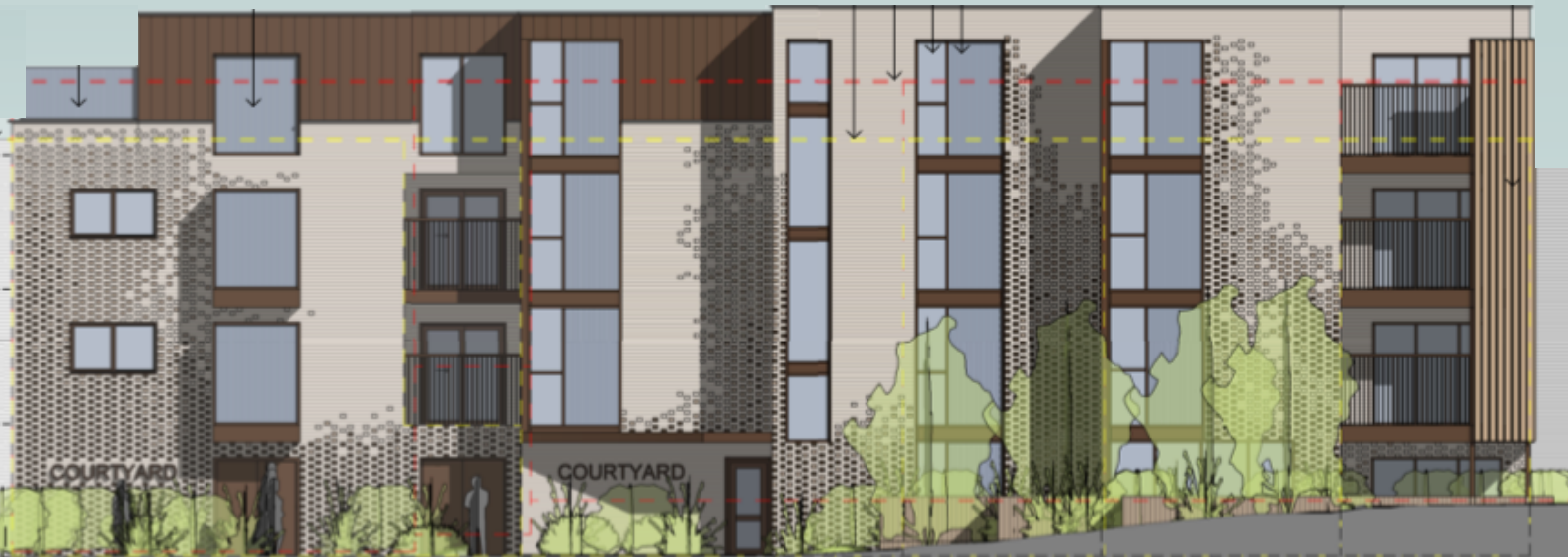




Claremont & St James Court, 4
St James Road, Surbiton, KT6
4QP



Residential Development Opportunity

- Residential Development Opportunity in an affluent Greater London commuter town
 - Planning permission has been granted to provide 7 flats, all with private outdoor amenity
 - Surbiton Station is within a 2 minute walk
 - 10 direct trains to London Waterloo per hour in as little as 16 minutes
 - Amenities closeby including Waitrose, Costa Coffee and Nuffield Health Fitness & Wellbeing Gym
 - Within close proximity to the River Thames, Hampton Court Palace and Kingston town centre
 - Construction drawings to RIBA Stage 4 completed
 - Planning Conditions Discharged
 - Proposed GIA- 435sqm/4,686sqft
 - Offers in excess of £1,250,000 for the virtual freehold interest
-

Claremont & St James Court, 4 St James Road, Surbiton, KT6 4QP

Description

The site is situated within the Royal Borough of Kingston Upon Thames and consists of an empty courtyard within Claremont & St James Court. Planning has been granted to provide a four-storey residential building comprising 7 new build flats. In addition, the planning permission allows for the creation of a further 2 flats on the wider estate. The sale is for the courtyard site relating to the 7 new build flats only, the other 2 units will be completed at a later stage.

Location

The existing site is located within the Surbiton Town Centre Conservation Area and sits on the corner of Claremont Road and St James' Road. Access to the site can be gained via the courtyard entrance (3.3m x 3.7m) at the western end of St James' Court on St James' Road. The immediate surrounding area comprises predominantly residential apartments and commercial spaces that surround Surbiton Station. The site is very well served in terms of local amenities which can be found on Victoria Road, Claremont Road, and popular Maple Road. The local schools include Maple Infants School (0.14 miles), Surbiton High School, Ofsted Outstanding, St Andrew's & St Mark's Junior School (0.14 miles), and Tolworth Girls School and Sixth Form.

Proposed Schedule

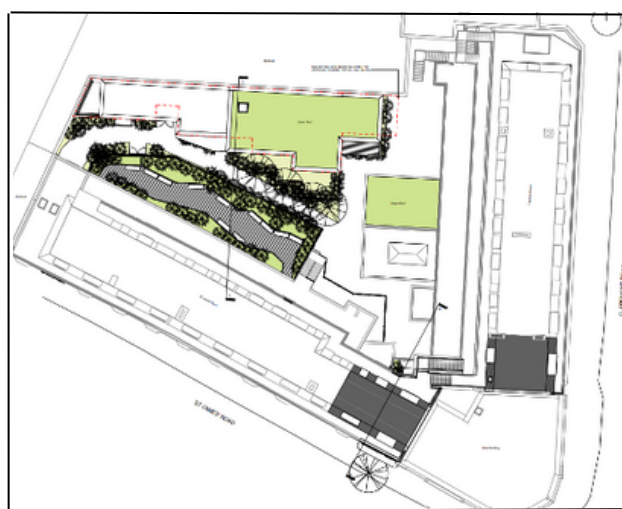
Unit	Type	Beds	GIA (m2)	GIA (Sqft)
1	Flat	2	71.53	770
2	Flat	2	71.53	770
3	Flat	1	50.7	546
4	Flat	2	71.53	770
5	Flat	1	50.7	546
6	Flat	2	71.53	770
7	Flat	1	47.75	514
Total			435.27	4,686

Unit 1 has been designed as a two-room property post-planning with Freeholders' consent no need for further approval confirmed.

Site Location



Site Diagram



Claremont & St James Court, 4 St James Road, Surbiton, KT6 4QP

Transport

The site is highly accessible with a PTAL rating of 6A and is just a 2-minute walk from Surbiton Station which provides direct access into Waterloo within 16 minutes.

Access

A pin code to access the site can be provided upon request.

Financial Contributions

We can confirm that the CIL charge will be £149,561 and is to be paid by the purchaser.

Planning Permission

Reference Number [21/02014/FUL](#) - Planning permission has been granted by the Royal Borough of Kingston Upon Thames for the erection of a four-story residential building in the courtyard to provide 7 self-contained flats and extensions to provide 2 more flats – only the site relating to the 7 flats is to be sold.

Planning Conditions

All planning conditions, save for a single post-occupation water usage condition, have been discharged.

Construction Drawings

The design has been developed to RIBA Stage 4 with construction drawings completed.

Further Information

Please contact a member of the team at Highfield Investments for the further information pack.

VAT

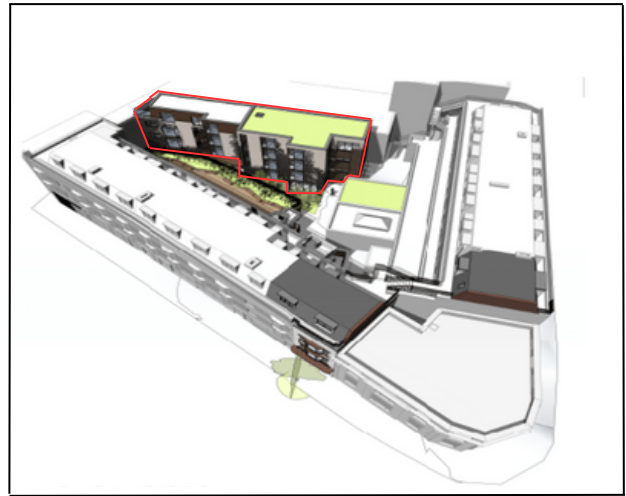
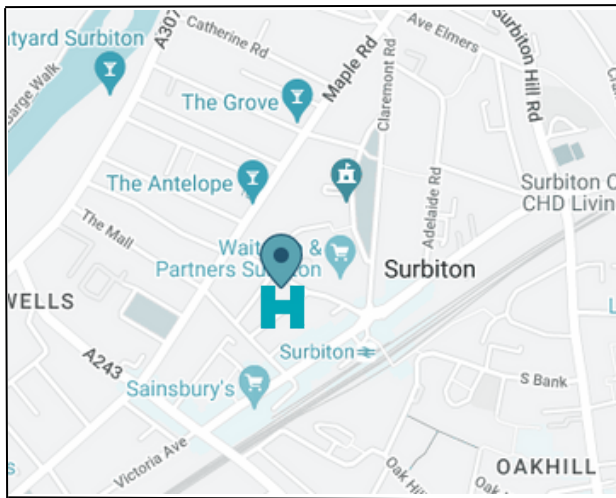
We have been advised that VAT is not applicable.

Tenure

999-year leasehold, peppercorn ground rent.

Terms

Highfield are inviting offers in excess of £1,250,000 for the leasehold interest.



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Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.