



**121 Reigate Avenue, Sutton, SM1 3JR**

### Freehold Development Opportunity

- Lapsed planning consent for the erection of the attached two storey building to provide two self contained maisonettes with refuge storage and two parking spaces to the front of the proposed dwelling. Owner is currently seeking a new permission.
- 10 minute walk to the centre of Rose Hill and a 0.5 mile walk to Sutton Common Station
- 30 minute commute to Victoria & London Bridge Station
- Freehold
- Two purchase strategies available. Details upon application
- Offers in excess of £200,000



CGI for identification purposes only



## Description

The application site is currently a detached dwelling house and garage with a large garden area to the east and south of the existing building and benefits vehicular access from Reigate Avenue.

The lapsed development proposes, two new maisonette units in a single two storey building with pitched roof over, built alongside the existing host dwelling (a two storey detached dwelling house). The proposed units are both two bedrooms, alongside the existing three-bedroom dwelling house.

Onsite parking is proposed at one space per unit and two spaces for the existing three bedroom maisonette.

### Proposed Schedule 157sqm/1,528sqft

Units	Type	Beds	GIA (m2)	GIA (Sqft)
1	Maisonette	2	71	764
2	Maisonette	2	86	926
Total GIA			157	1,528

### Proposed Elevations



Rear





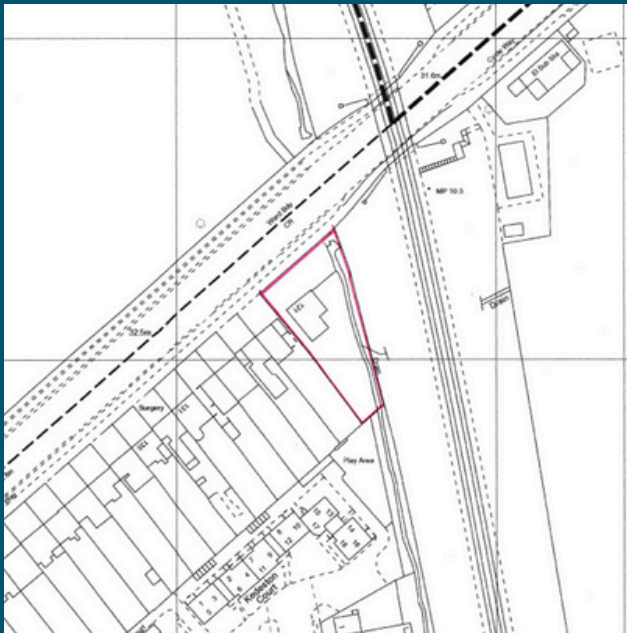
## Location

The local town of Sutton offers a widespread range of shops, restaurants, cafes and other amenities. Sutton itself provides a mile-long High Street and is actually Londons sixth busiest shopping hub. The local area offers a good choice of schooling including Sutton Grammar School, Sutton High School & Glenthorne High School.

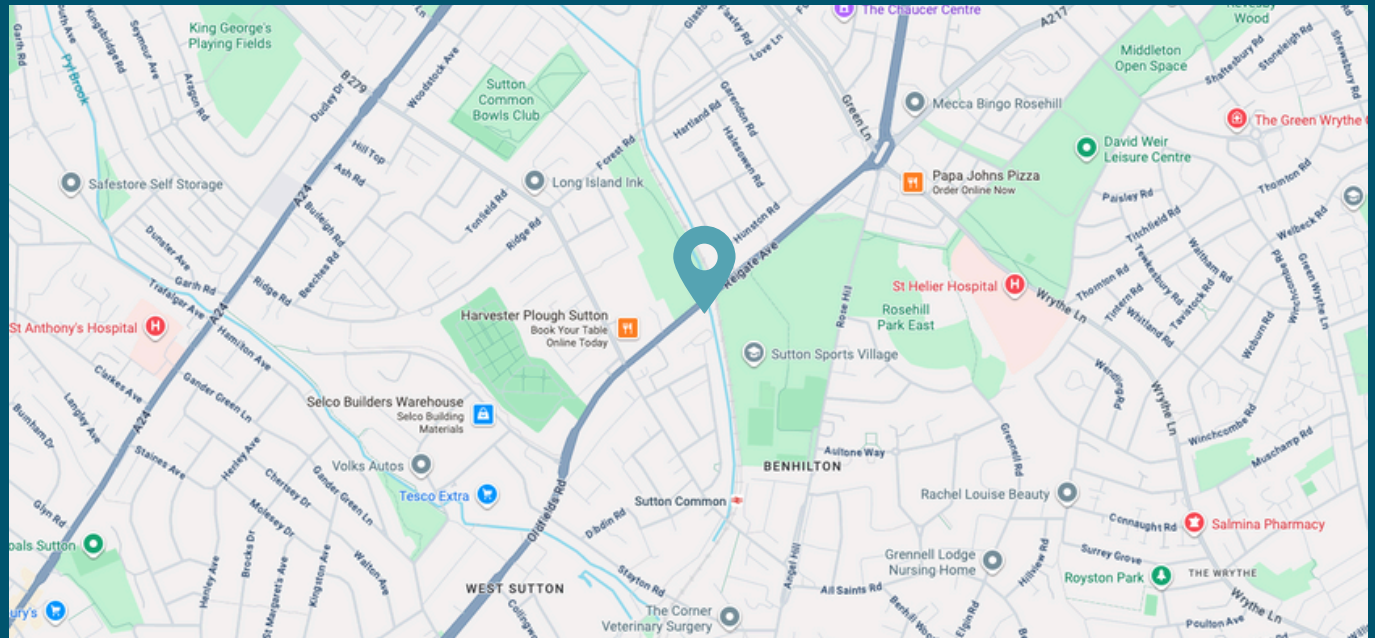
## Transport

Trains from Sutton station to Victoria & London Bridge take just over 30 minutes. Thameslink services to St Pancras via Blackfriars and Farringdon take around 50 minutes, bus stops are also available within a short walking distance at a range of 200 - 700 meters from the property.

Site Plan



Local Map



# Further Information

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## Private Treaty

We are inviting offers in excess of £200,000.

## Panning Application

There is a lapsed planning consent for the erection of a detached two-storey building to provide two self-contained maisonettes with refuse storage and two parking spaces to the front of the proposed and existing dwelling under the following reference **DM2019/01469** by Sutton Council.

## Access

Access to the site is available by prior appointment, interested parties are encouraged to contact the agents to arrange inspections.

## Tenure

The property is offered on a Freehold basis.

## VAT

We have been advised that VAT is not applicable on this transaction.

## Financial Contributions

We are advised that there is a Community Infrastructure Levy (CIL) liability attached to this site estimated in the region of £20,000.

# Highfield

## Contact

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