



**LAND AT TILEHURST ROAD, CHEAM,  
SUTTON, SM3 8PB**

***Guide Price £250,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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### Description

Freehold development opportunity to construct a brand new three bedroom detached house in the garden (existing house also for sale subject to negotiation).

### Location

This property occupies a corner plot on Tilehurst Road at its junction with Malden Road superbly positioned within the catchment to the many highly regarded schools, parks and playing fields.

Cheam Village is within 1 mile offering a wealth of high street shops, amenities and restaurants

Nearest Station: Cheam is 0.8 miles (Southern Rail Services)

### Planning

Planning was granted on 27th February 2023 for ...  
Demolition of garage and sheds. Erection of an detached two storey dwelling, erection of a two storey side extension to the existing property, relocation of vehicle crossover, parking, cycle and bin storage areas.

Planning ref: DM2022/00766

Appeal Ref: APP/P5870/W/22/3303782

### Key Measurements

Proposed new build house GIA: 98.8 sqm

### CIL & S106

CIL Liability £19,000 (currently being contested)

S106 £0

### Terms

Guide Price £250,000

Building Plot Only

### Viewing

The site is visible from the roadside

Contact Sole Agents Christopher St James 020 8545 0591