



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

Guide Price £265,000 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 £265,000

Building Plot Only

Viewing

The site is visible from the roadside

Contact Sole Agents Christopher St James 020 8545 0591