

**DEVELOPMENT PLOT
PLANNING GRANTED**



**CHEQUERS LANE
WALTON ON THE HILL, KT20**



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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CGI's OF PROPOSED



DESCRIPTION

A rarely available freehold building plot with planning granted to construct 2 x new detached 4,000 sq ft family homes (plots also available separately)

Self build buyers be advised that the client is also offering an option to build the house for you (subject to agreeing terms).

LOCATION

The highly desirable village of Walton on the Hill is located for access to local towns with Epsom and Reigate just 3 miles away, and access to the M25 (junction 8) approximately 3 miles.

The village is served by a number of local retailers including, butchers, Co-op Supermarket, chemists, independent wine merchant, pizza project takeaway and restaurant, Indian restaurant, the award-winning Spaghetti Tree restaurant, tee rooms and three local pubs and not forgetting the famous Walton Heath Golf Club

The property sits in the catchment for Walton on the Hill Primary School, and the village also benefits from two nursery schools.

Tadworth village is a short distance away and has a mainline railway station with services to central London.

ACCOMMODATION (EACH HOUSE IS CIRCA 4,030 SQ FT)

The proposed accommodation offers reception room, cloakroom & w/c, open plan family room / dining and kitchen with utility room and integral garage to the ground floor, three bedrooms with en suite and further master bed with dressing room and en suite to first floor with a further en suite bedroom, office / study and cinema room on the second floor.

The new detached houses sits fairly central in the plots allowing for garden space with parking to the front and good size rear garden



TERMS

Offers in excess of £1,400,000

CIL: £70,000

PLANNING

Reigate & Banstead Borough Council granted planning for ..
Demolition of existing house and the erection of 2No. detached dwellings

DATA ROOM

A data room is available on our website with further information. Access code: walton1

VIEWING

Viewing by appointment only

Contact Christopher St James 020 8545 0591



THE SMALL PRINT

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