

**SINGLE BUILD PLOT
FOR SALE - PLANNING GRANTED**



CGI OF PROPOSED

**LAND REAR OF 36 VERNON WALK
TADWORTH, SURREY, KT20 5QP**



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Freehold single build plot for sale ideal for self build purchaser and developers alike

The existing land is the garden for the main house and is occupied by a single storey garage which is to be demolished to make way for the new access road

Planning has been granted for the construction of a detached 3,000 sq ft residential dwelling and detached 388 sq ft double garage

The proposed layout comprises entrance hall, cloakroom, study room, reception room and full width family room with dining area, open plan kitchen and utility room to the ground floor

The first floor has 2 bedrooms with en suite bathrooms, 2 additional bedrooms and family bathroom, a fifth bedroom with en suite can be found on the second floor

LOCATION

The property is located in a peaceful residential cul-de-sac, conveniently close to the amenities of Tadworth, Tattenham Corner, Kingswood, and Banstead.

These areas offer a range of shops, restaurants, leisure facilities, green spaces, and transport options. Local bus stops are just a short walk away, while Tadworth, Tattenham Corner, and Kingswood train stations are also within easy reach.

Nearby schools include Epsom Downs Primary, Tadworth Primary, and the Beacon Secondary School.

PLANNING

Planning granted by Reigate & Banstead ref: 24/00428/F for ...

Demolition of attached side garage, erection of a 2-storey detached dwelling with detached garage and vehicular accessway. Provision of landscaping and detached garage for donor dwelling. As amended on 22/04/2024, 13/08/24 and on 18/10/2024



Figure 10: Proposed Site Plan



SERVICES

Not checked by CSJ - purchasers should rely on their own investigations

TERMS

Unconditional offers are invited - Guide Price £600,000

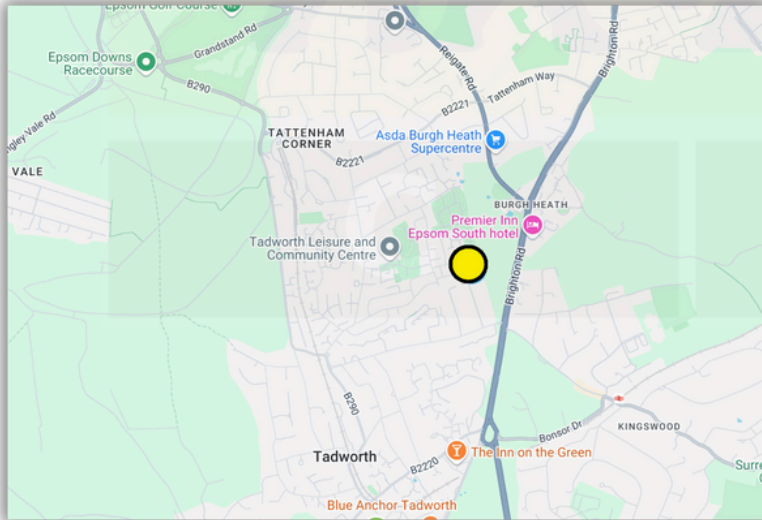
CIL: circa £40,000

DATA ROOM

A data room is available on our website [HERE](#) with further information. Access code: vernon1

VIEWING

By appointment only contact sole agents - Christopher St James 0208 296 1273



THE SMALL PRINT

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