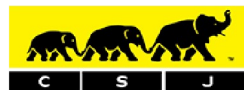


3D View 1

**1A LANGLEY ROAD, SURBITON, LONDON,  
KT6 6LN**

***Offers In Excess Of £240,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**



## Description

Consented development plot for sale - A cleared site of circa 1,000 sq ft, a previous structure was demolished and its concrete base remains which would need to be removed.

The Oak Tree has a TPO and we understand from the seller this does not impact the build, No services are on site and a new service connection would be required

This is a car free development and owners / occupiers are not able to apply for parking permits.

## Location

There are plenty of local shops, cafes, and restaurants nearby, as well as parks and the River Thames for outdoor activities. Langley Road is a great spot for families and professionals, offering a calm neighborhood with good transport links and all the necessary amenities close by.

## Planning

Planning was granted on appeal 03 July 2024 under ref: 23/02324/FUL for.....

Erection of a single storey, 660 sq ft two bedroom dwelling following demolition of rear extension (already done) including cycle parking and bin storage

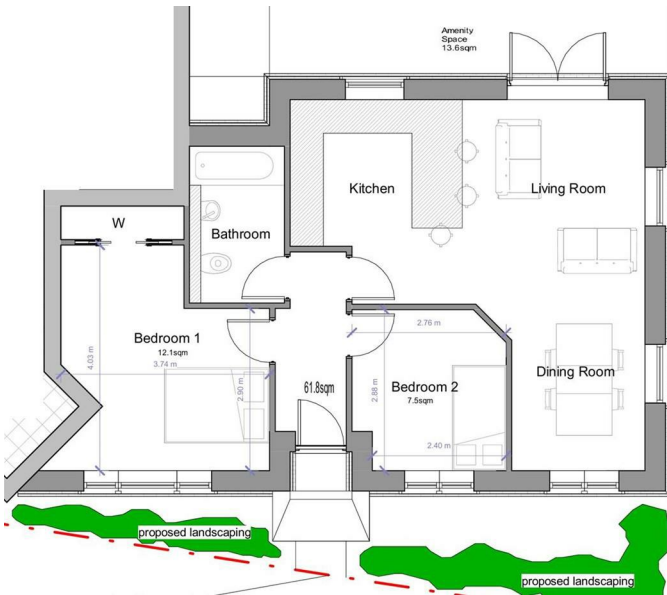
## Terms

Offers in excess of £240,000

CIL - £16,006

## Viewings

Site is open and visible from the roadside



## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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