

Chiltern Works

127 CHILTERN DRIVE,
BERRYLANDS, SURBITON,
KT5 8LS

FOR SALE

A FREEHOLD RESIDENTIAL-LED DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION FOR 43 APARTMENTS, COMMERCIAL SPACE AT GROUND FLOOR LEVEL AND THE REFURBISHMENT OF AN EXISTING COMMERCIAL BUILDING.



CGI of Proposed development

Executive Summary

A residential-led development opportunity with planning permission for 43 apartments, a flexible commercial unit at ground floor level, plus refurbishment of existing building at 127 Chiltern Drive

The existing site extends to approximately 0.33 hectares (0.8 acres) and currently consists of several operational commercial buildings.

Planning permission (Ref: PP: 21/03876/FUL) was granted in May 2023 for the 'retention of 127 Chiltern Drive, demolition of all other buildings and the erection of two buildings for flexible commercial space at ground floor level and 43 residential units on the upper floors.' A link to the planning can be found [here](#).

The proposed residential accommodation will be arranged as 17 x 1 bedroom, 17 x 2 bedroom and 9 x 3 bedroom apartments extending to 2,937 sq. m (31, 613 sq ft) from ground to fifth floor levels including 21 undercroft car parking spaces and cycle storage.



Location

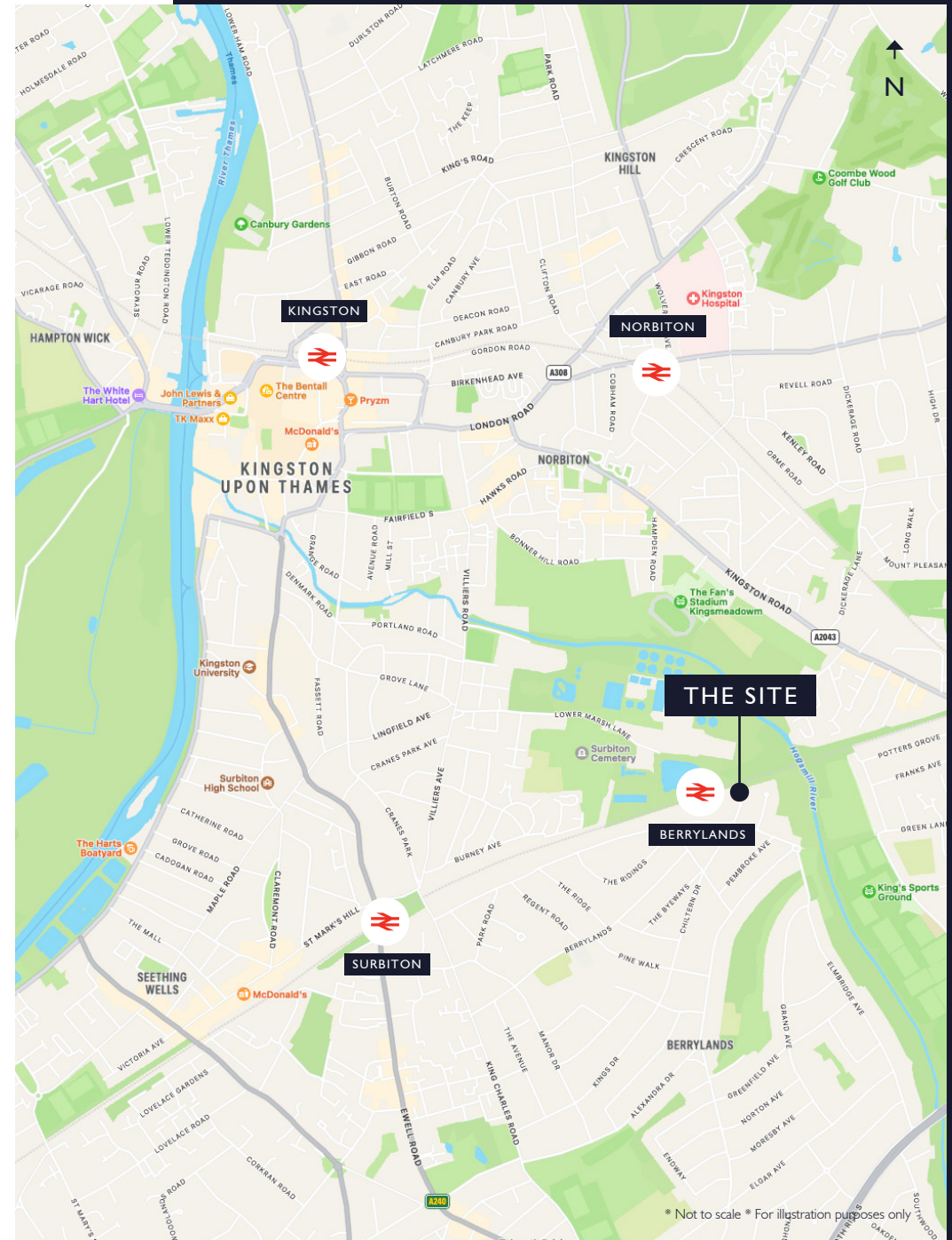
The site is located in Surbiton which falls within the London Borough of Kingston-upon-Thames and sits adjacent to Berrylands Overground Station. It is currently occupied by several commercial units that are held on short term license agreements and is accessed from Chiltern Drive (vacant possession will be provided on completion).

The development will benefit from excellent transport links with Berrylands Overground Station located only 140 metres (0.08 miles) away, providing direct access to Vauxhall (22 minutes) and London Waterloo (27 minutes) via the South-Western Railway Line (Source: City Mapper). There are also a number of bus terminals located along Surbiton Hill Park, which lie adjacent to Chiltern Drive, providing easy access to a variety of London suburbs, including, Wimbledon, Hampton Wick, Richmond and Twickenham.

The site benefits from being within close proximity to both Surbiton and New Malden Town Centres, both approximately 1,500 metres (1 mile) away, offering a wide range of local amenities, including a variety of shops, pubs, supermarkets and restaurants, which have occupiers such as B&Q, DFS, Tesco and Waitrose.

There is also an abundance of natural greenspace and outdoor areas located nearby with Green Lane Recreation Ground, Hogsmill Public Open Space, Hogsmill Nature Reserve and Elmsbridge Meadows Open Space all located within a mile of the site.

Surbiton benefits from a wide selection of schools that accommodate children of all ages, including, Hollyfield School, Surbiton High Boys' Preparatory School, Grand Avenue Primary School and Westbury House School.



Planning

Planning Permission (PP: 21/03876/FUL) was granted in May 2023 for the ‘retention of 127 Chiltern Drive, demolition of all other buildings and the erection of two buildings for flexible commercial space at ground floor level and 43 residential units on upper floors.’

The proposed development is split into two cores, A & B. The development will offer 353 sq.m (3,800 sq ft) of flexible commercial space in Block A at ground floor level.

The residential element of the scheme will be split over both Blocks A (first to fifth floor) and B (first to fourth floor), offering 33 private units and 10 affordable units (7 x London Affordable Rent and 3 x Shared Ownership), comprising of 17 x 1 bedroom units, 17 x 2 bedroom units and 9 x 3 bedroom units measuring 2,937 sq.m (31,613 sq ft) in total. The affordable housing accommodation will be positioned in Block A over the first and second floors. There is also 21 car parking spaces located on the ground floor of Block A and cycle storage across both blocks.

Part of the planning application also involves the retention of the 148 sq. m. (1,593 sq. ft.) building which fronts 127 Chiltern Drive which is currently a commercial office building.

Residential Accommodation Schedule

Use	No. of Units	NIA (sqm)	NIA (sqft)
Private	33	2,257	24,294
London Affordable Rent (Block A)	7	462	4,973
Shared Ownership (Block A)	3	218	2,346
Total	43	2,937	31,613



Section 106:

We understand that the proposed development is subject to the following financial obligations as outlined in the Section 106 agreement:

Financial Contribution	Sum
Carbon Off-Set Contribution	£43,937
Monitoring Fee	£1,000
Off-Site Play Space Contribution	£10,000
Training and Employment Contribution	£50,000
Travel Plan Monitoring Fee	£1,000
Total	£105,937

A copy of the S106 is located within the data room.

S106 contributions are index linked (with date of permission as base).

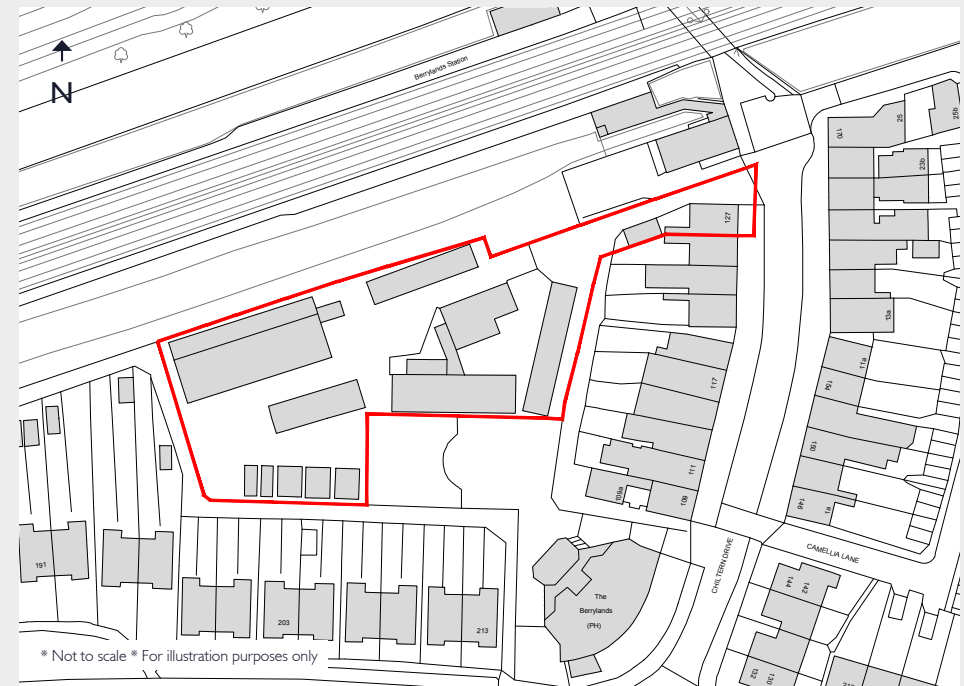
CIL:

The estimated draft Borough and Mayoral CIL contributions are set out below:

Kingston-up-on-Thames CIL	Mayoral CIL	Total
£377,274	£155,472	£532,746

Assumes offsetting the existing buildings (if applicable) and full relief on all affordable accommodation (if applicable). Please see the data room for the CIL Liability Notice and a draft CIL calculation based on assumptions.

The Site:



The Site



Proposed South Elevation



The Site



127 Chiltern Drive & Site Entrance



Existing Site



Existing Site



Existing Site

CGI of Proposed development



TITLE & TENURE

The property is held freehold under title no. SGL797944 and is to be sold with vacant possession.

METHOD OF SALE

This property will be sold by way of informal tender (unless sold prior).

VAT

The site is elected for VAT.

GUIDE PRICE

Offers in excess of £3,750,000, subject to contract only.

VIEWINGS

Please contact the sole selling agents to arrange an inspection if required.

FURTHER INFORMATION

Further plans and information are available by [clicking here](#).

CONTACT

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