



Court Royal

FOR SALE
FREEHOLD

CHURCH HILL ROAD,
SURBITON, KT6 4UG

RESIDENTIAL DEVELOPMENT
OPPORTUNITY

VANDERMOLLEN
REAL ESTATE

CGI of Proposed Development

A Freehold cleared site with implemented planning consent for 24 apartments. All commencement conditions discharged and the site is ready for immediate start.

Executive Summary

- A cleared Freehold site extending to **0.11 ha (0.275 acres)** in the heart of Surbiton.
- Originally two bungalows, the buildings have now been demolished and all pre-commencement conditions have been signed off.
- Planning permission was granted at appeal on 8th December 2022 (ref: APP/Z5630/W/22/3301492) for “redevelopment of site to provide **24 residential dwellings comprising 7 no. one bed, 10 no. two bed and 7 no. three bed** including associated car parking, refuse storage, cycle storage and landscaping”. This has now been implemented.
- Well located for the amenities of Surbiton and **500 meters (0.3 miles)** from Surbiton train station and local shops and cafes in the town centre and links to the A3 and M25 motorway networks.
- The scheme comprises **7 x 3bed flats, 10 x 2bed flats and 7 x 1 bed flats**, totalling **1,598 sqm (17,202 sqft)** of net saleable area.
- 3 affordable units, in the form of **2 x London Affordable Rent flats** and **1 x Shared Ownership flat**.
- Two disabled parking spaces.

Location

The property is located in Surbiton, within the administrative district of the Royal Borough of Kingston upon Thames.

With its strong transport links, diverse amenities, and community-oriented atmosphere, Surbiton presents an attractive option for those seeking a balanced lifestyle within reach of central London.

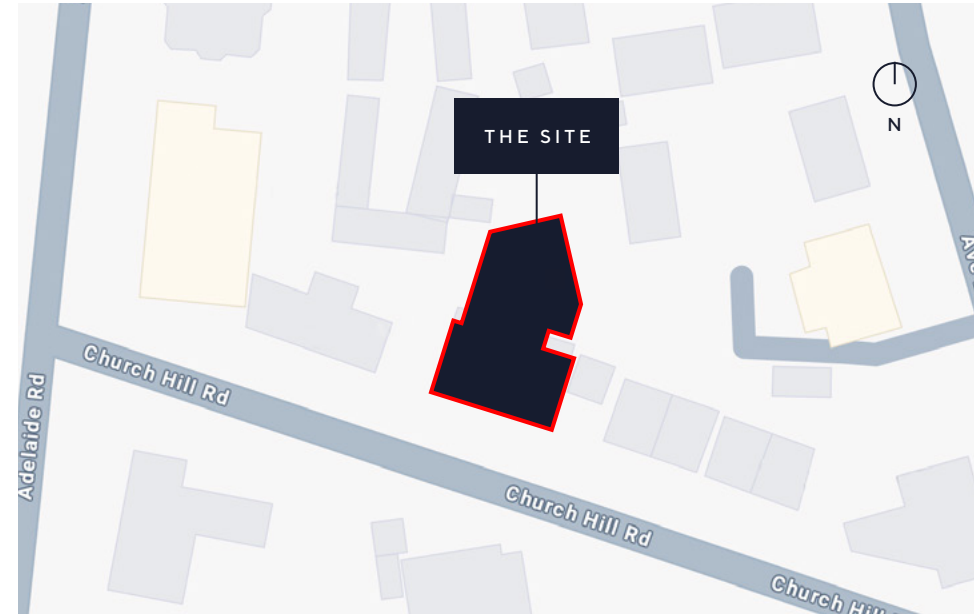
Surbiton's town centre features a mix of independent boutiques, cafes, and high-street retailers. Notable establishments include The Pickled Pantry, The Press Room, and Ex Cellar wine bar. Maple Road hosts the monthly Surbiton Farmers' Market, offering local produce and artisanal goods.

The area boasts several green spaces, such as Claremont Gardens, Fishponds Park, and Victoria Park, providing opportunities for leisure and outdoor activities. Nearby, Bushy Park and Richmond Park offer expansive areas for walking, cycling, and wildlife observation.

Surbiton Railway Station provides frequent services to London Waterloo, with journey times as short as **15-20 minutes**. The station also offers direct connections to Clapham Junction and other destinations in Surrey and Hampshire.

An extensive bus network serves Surbiton offering routes to nearby areas such as Kingston, Chessington, Hounslow, Epsom, and Guildford.

Surbiton is conveniently located near major roads, with the A3 providing direct routes into central London and towards Guildford and Portsmouth. The M25 motorway is also accessible, facilitating travel to Heathrow and Gatwick airports.





CURRENT SITE



CURRENT SITE



CURRENT SITE



CURRENT SITE

The Site

The existing site extends to **0.11 ha (0.275 acres)** and was originally occupied by two bungalows.

The original properties have now been demolished and the site has been prepared for groundworks to commence.

All pre-commencement conditions have been signed off and thus the planning consent has effectively been implemented.

The seller has been in negotiations with a building contractor and has agreed a formal JCT contract for the delivery of the construction, this can be passed on to the buyer if required.



Planning

Planning permission was granted at appeal on 8th December 2022 (ref: APP/Z5630/W/22/3301492) for "redevelopment of site to provide 24 residential dwellings comprising 7 no. one bed, 10 no. two bed and 7 no. three bed including associated car parking, refuse storage, cycle storage and landscaping". The scheme is to be built over ground and five upper floors and thus is not effected by Gateway 2 protocols.

The development comprises 7 x 3 bedroom flats, 10 x 2 bedroom flats and 7 x 1 bedroom flats, totalling 1,598 sqm (17,202 sqft) of net saleable area.

The scheme includes 3 affordable units, in the form of 2 x London Affordable Rent flats and 1 x Shared Ownership flat.

Section 106 and CIL payments

S.106

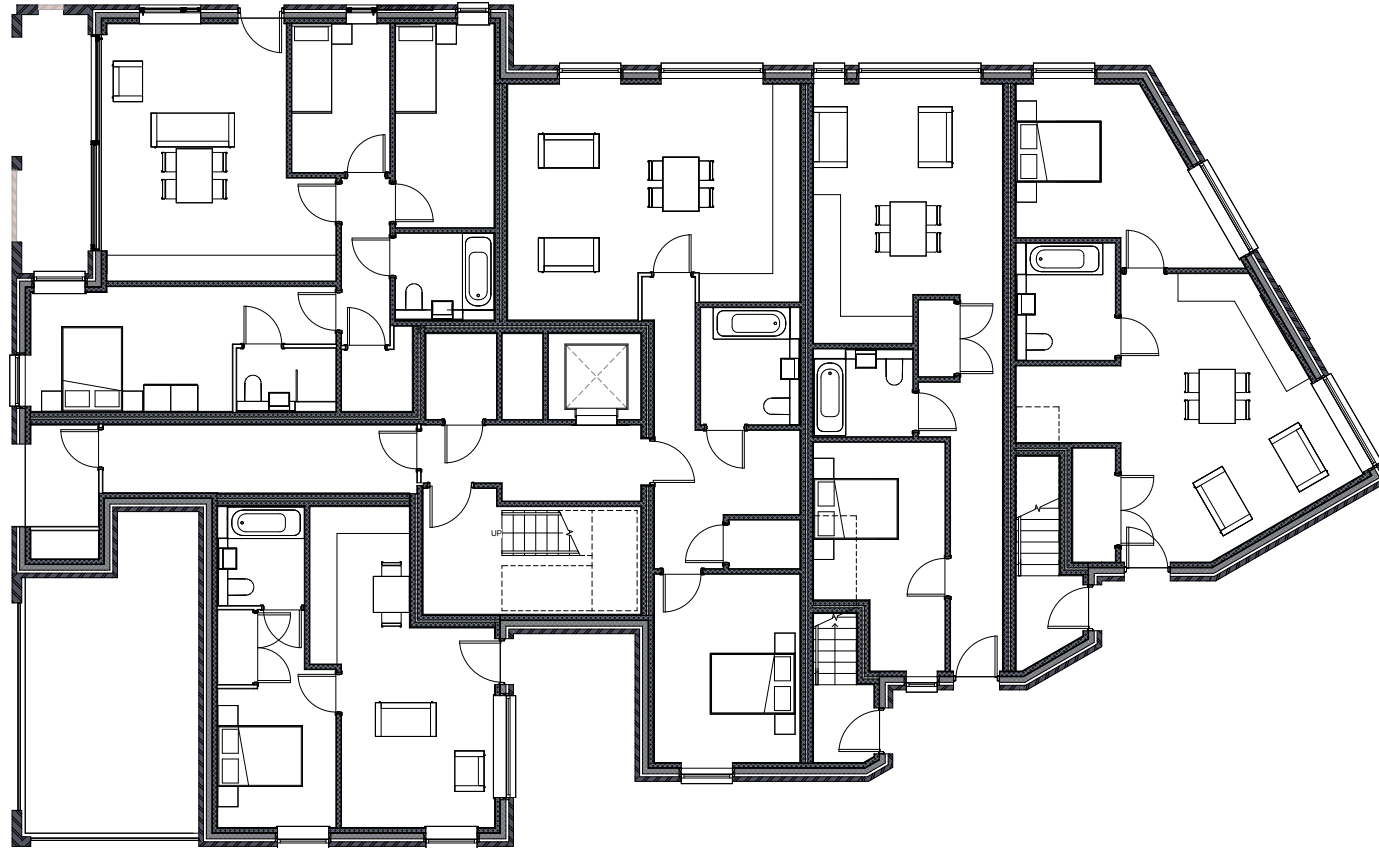
There are no payments due for this.

CIL

Borough CIL	£282,758.82
Mayoral CIL	£102,821.39
Total	£407,359.22

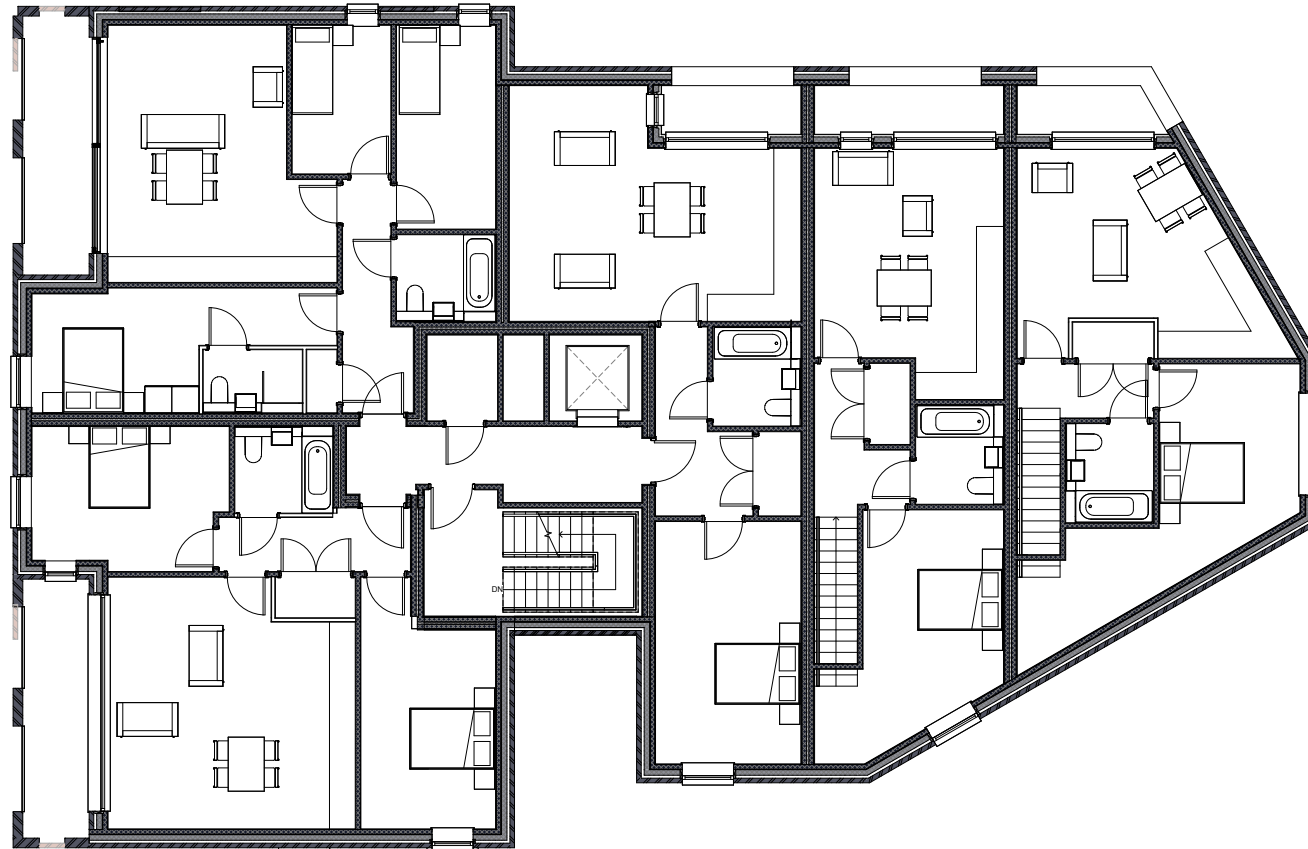
The seller has already paid the first instalment of **£101,839.81**, leaving £305,519.41 outstanding.

Floorplan: Ground Floor



NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Floorplan: 1st Floor



NOT TO SCALE
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Floorplan: 2nd Floor



NOT TO SCALE
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Floorplan: 3rd Floor



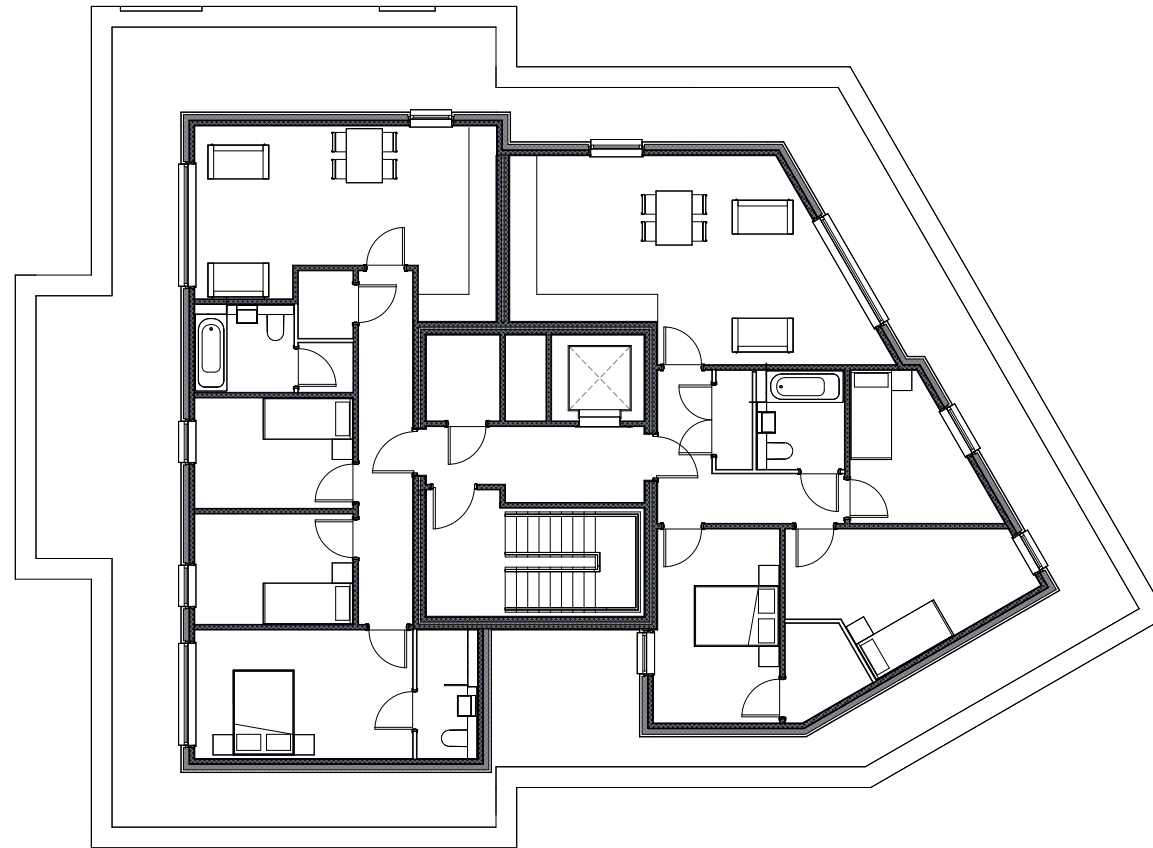
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Floorplan: 4th Floor



NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Floorplan: 5th Floor



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Capital Advisory:

Indicative Funding Terms available - please contact Adam Brews, Head of Capital Advisory, to discuss funding options.

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The Misrepresentation Act 1967.

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Method of Sale

The property will be sold by way of informal tender (unless sold prior). It will also be possible to purchase the SPV which holds the land.

Tenure

The site is being sold freehold.

Price

Price on application.

VAT

The site is opted to pay VAT.

Legal Costs

Each party is to bear their own legal costs.

Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewings

Viewings are strictly by appointment only, please contact the sole selling agents to arrange an inspection if required.

Further Information

For further plans and information, please click the button below.