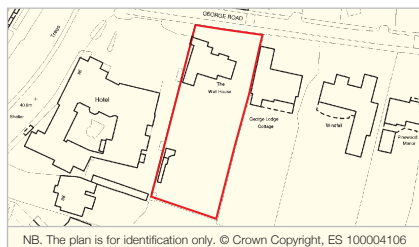


Kingston upon Thames

The Well House,
George Road,
Surrey
KT2 7NR

- **Freehold Well Located Detached House providing Six Bedroom Accommodation**
- Existing Approximate GIA 388 sq m (4,176 sq ft)
- Occupying a Site extending to Approximately 0.245 Hectares (0.61 Acres)
- To be offered with the benefit of Planning Permission for 4 x Four Storey Four Bedroom Town Houses providing Approximately 14,574 sq ft (GIA) in Total
- Tennis Court, Swimming Pool and Pool House
- Possible potential for Alternative Schemes, subject to obtaining all necessary consents
- Close to Coombe Wood Golf Club to which there is direct access, Coombe Hill Golf Club, Richmond Park and Wimbledon Common
- Short walk to two of the top private schools in South London

Vacant Possession



Joint Auctioneer

Bidwells (Ref: Mike Fox).
Tel: 0207 297 6273.
Email: mikefox@bidwells.co.uk

Seller's Solicitor

Messrs Payne Hicks Beach
(Ref: Richard Stapylton-Smith).
Tel: 0207 465 4372.
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**VACANT –
Freehold Building with Planning**



Tenure

Freehold.

Location

The property is situated on the south side of George Road, to the east of its junction with Kingston Hill (A308). Kingston upon Thames provides a variety of shopping facilities, restaurants, cafés and bars. Norbiton Rail Station is approximately 0.8 miles to the south-west and provides regular services to London Waterloo with an approximate journey time of 29 minutes. The A308 provides access to the A3 and in turn the M25 Motorway. London Heathrow and Gatwick Airports are approximately 13 miles to the north-west and 17 miles to the south-east respectively. The open spaces of Richmond Park, Wimbledon Common and Hampton Court Park are all accessible. Holy Cross School, Rokeby School and Marymount International School are all located on George Road. Coombe Wood Golf Club and Coombe Hill Golf Club are close by. Kingston University London is to the north.

Description

The property comprises a detached six bedroom house arranged over ground and first floors beneath a pitched roof extending to approximately 388 sq m (4,176 sq ft) GIA. The house occupies a site extending to approximately 0.245 hectares (0.61 acres). The property benefits from a tennis court, a swimming pool and a pool house. The property is to be offered with planning permission for the erection of 4 x four storey four bedroom town houses providing approximately 14,574 sq ft GIA in total. The property may afford potential for alternative schemes of development, subject to obtaining all necessary consents.

Existing Accommodation

Ground Floor – Four Reception Rooms, one through to further Reception Room, Kitchen, Utility Room, WC and wash basin

First Floor – Six Bedrooms (one with En-Suite Bathroom, WC and wash basin), Two Bathrooms with WC and wash basin, Shower Room with WC and wash basin

Approximate GIA 388 sq m (4,176 sq ft)

Site Area Approximately 0.245 Hectares (0.61 Acres)

Proposed Accommodation

PLOT	Accommodation	Size (GIA)
1	Four Bedroom Accommodation	348.0 sq m (3,746 sq ft)
2	Four Bedroom Accommodation	329.0 sq m (3,541 sq ft)
3	Four Bedroom Accommodation	329.0 sq m (3,541 sq ft)
4	Four Bedroom Accommodation	348.0 sq m (3,746 sq ft)
Total		1,354.0 sq m (14,574 sq ft)

Planning

Local Planning Authority: Kingston Council.
Tel: 0208 547 5002.

Planning Permission (Ref: APP/Z5630/W/16/3150951) was granted on 15th September 2016 for 'redevelopment of the site comprising 4 x four bedroom dwellings over two storeys with rooms in the roof space and a basement'. Copies of the plans are available on request. Please email zoe.baxter@allsop.co.uk

The property may afford potential for alternative schemes, subject to obtaining all necessary consents. Prospective buyers are deemed to have made their own enquiries in this regard.

Previous consent (Ref: 16/14233/FUL) was granted on 27th April 2016 for 'Demolition of existing 2 storey building and outbuildings and erection of 2 x two and a half storey, six bedroom residential dwellings (Class C3) with ancillary parking and landscaping'.

To View

The property will be open for viewing every Tuesday between 1.15 – 1.45 p.m. and Friday between 1.00 – 1.30 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



Proposed Front Elevation



Proposed Rear Elevation

