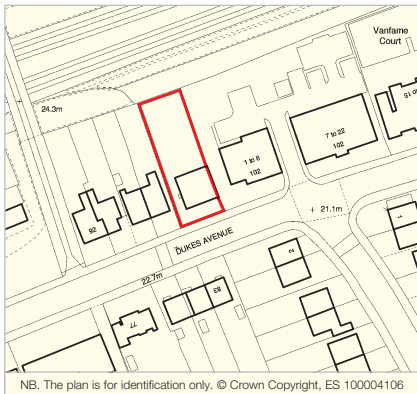


New Malden

100 Dukes Avenue,
Surrey
KT3 4HN

- **A Freehold Detached House**
- Occupying a Site Area of Approximately 0.055 Hectares (0.135 Acres)
- To be offered with Planning Consent for 2 x Four Bedroom Detached Houses
- S.106 obligation already settled in full by Vendor

Vacant Possession



To View

The property will be open for viewing every Monday and Friday before the Auction between 12.15 – 12.45 p.m. (Ref: UD).

Seller's Solicitor

VJ Nathan Solicitors (Ref: James Brock).
Tel: 0208 336 2226.
Email: james@vjnathan.com

**VACANT –
Freehold House with Planning**



Tenure

Freehold.

Location

The property is situated on the north side of Dukes Avenue to the east of its junction with High Street (B283). The extensive shops and facilities of New Malden High Street are within walking distance to the west together with New Malden Rail Station which provides access to London Waterloo in approximately 20 minutes. The more extensive facilities of Kingston Upon Thames are available approximately 3 miles to the west and Wimbledon is approximately 4 miles to the east. Road access is provided by the nearby A3 which provides access to the South West, London and to the north.

Description

The property comprises a detached two storey house occupying a site extending to approximately 0.055 hectares (0.135 acres).

Accommodation

Existing House

Ground Floor – Two Rooms (separated by stud walls), Further Room, WC/wash basin, Kitchen through to Diner

First Floor – Four Bedrooms, Bathroom/WC

Loft – Two Rooms (with limited head room) accessed by a ladder

Externally – Car Port, Utility Room, Off-Street Parking

Proposed Scheme

Each house, once completed, will provide four bedroom accommodation arranged over lower ground, ground, first floors and accommodation in the roof space. We understand that each house will extend to approximately 2,000 sq ft each (GIA) and will have two parking spaces each.

Planning

Local Authority: Royal Borough of Kingston Upon Thames.
Tel: 0208 547 5324

The property is to be offered with planning consent for 'Demolition of existing 4 bedroom detached house. Erection of 2 x 4 bedroom detached houses with accommodation in the basement and roof with associated off-street parking and new vehicular crossover (driveway over pavement)'.

Dated 10th April 2014. (Ref: 13/14196/FUL).

The Section 106 obligation has been settled in full by the vendor.

Copies of the plans and planning permission are available in the legal pack.

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 £750 (including VAT) upon exchange of sale memoranda.