

**Sutton Common Road, Sutton, SM1 3HN - For sale**

Freehold Development Opportunity  
Planning sought for new build for 7 flats  
Sought after and affluent location  
Opposite Main line train station  
Within 0.5 mile of Sutton Town centre

Offers in excess of  
**£895,000**  
Freehold

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worldwide

**Location:**

Located on the Southern side of the road and being virtually opposite Sutton Common mainline railway station. The premises are bounded by A217 and A232 providing easy access towards the South coast and in towards Central London. Sutton town centre is within a mile from this location.

**Description:**

The property is a detached period building with commercial accommodation on the ground floor with self-contained residential upper parts. The property has the added benefit of rear vehicular access to the garages via Farrier Place, which is a gated residential development. Formally Direct Carpets and Flooring the premises benefit from WC and kitchen facilities. In addition part of the large forecourt is demised to the property.

**EPC:**

Energy performance certificate are awaited for the premises. A copy of the EPC shall be made available upon request.

**Planning:**

The current planning application provides for the demolition of the existing premises and new build scheme providing Seven flats as outlined below;

Ref. No: B2015/72957- Demolition of existing building and erection of a two storey building with roof accommodation comprising five 1 bedroomed and two 2 bedroomed self-contained flats with under croft parking for four vehicles, cycle and refuse stores together with hard landscaping. The planning also provides parking for 4 vehicles. Further information can be sought from London Borough of Sutton 020 8770 5070.

**CIL Payments**

Mayoral - £ 9320.91

Sutton - £43484.60

Total: £52,805.51

**Legal Fees:**

Each party to bear own legal costs.

**Price**

£895,000Freehold

**Contact:**

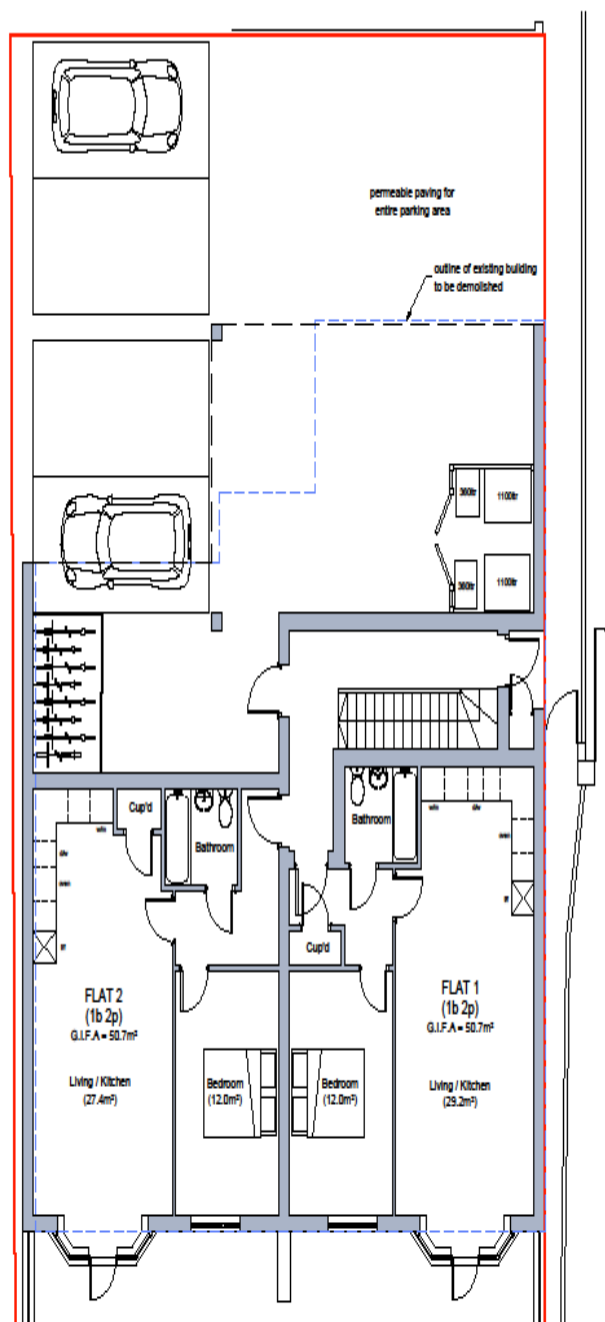
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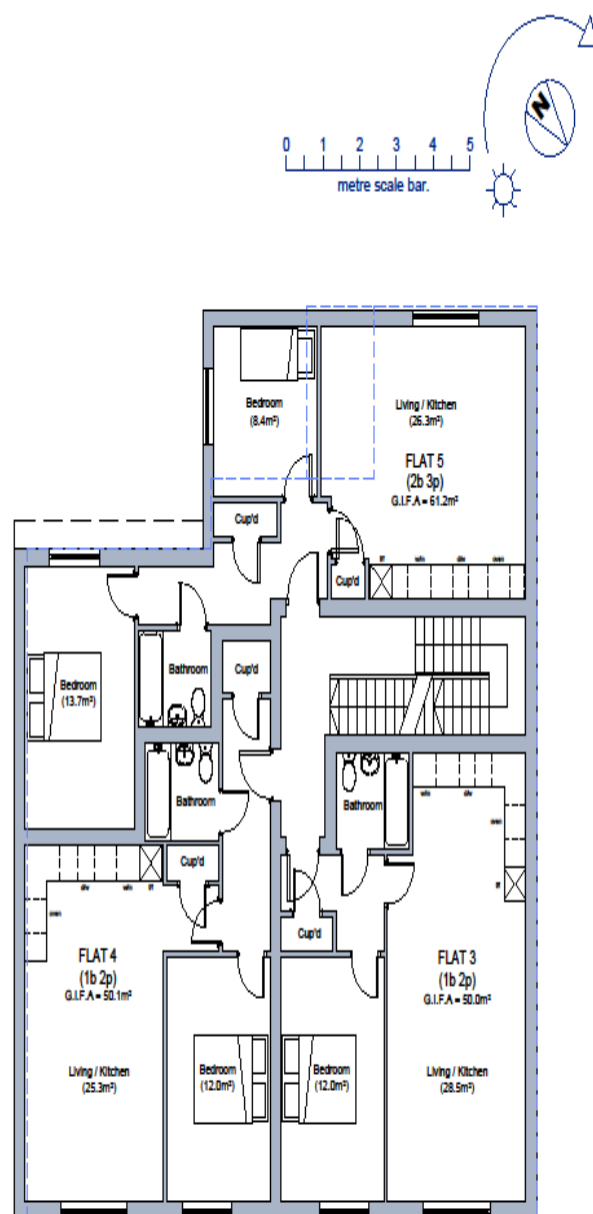
Jonathan Davis: D: 020 8222 9947, M: 07920 769 395, E: j.davis@willmotts.com

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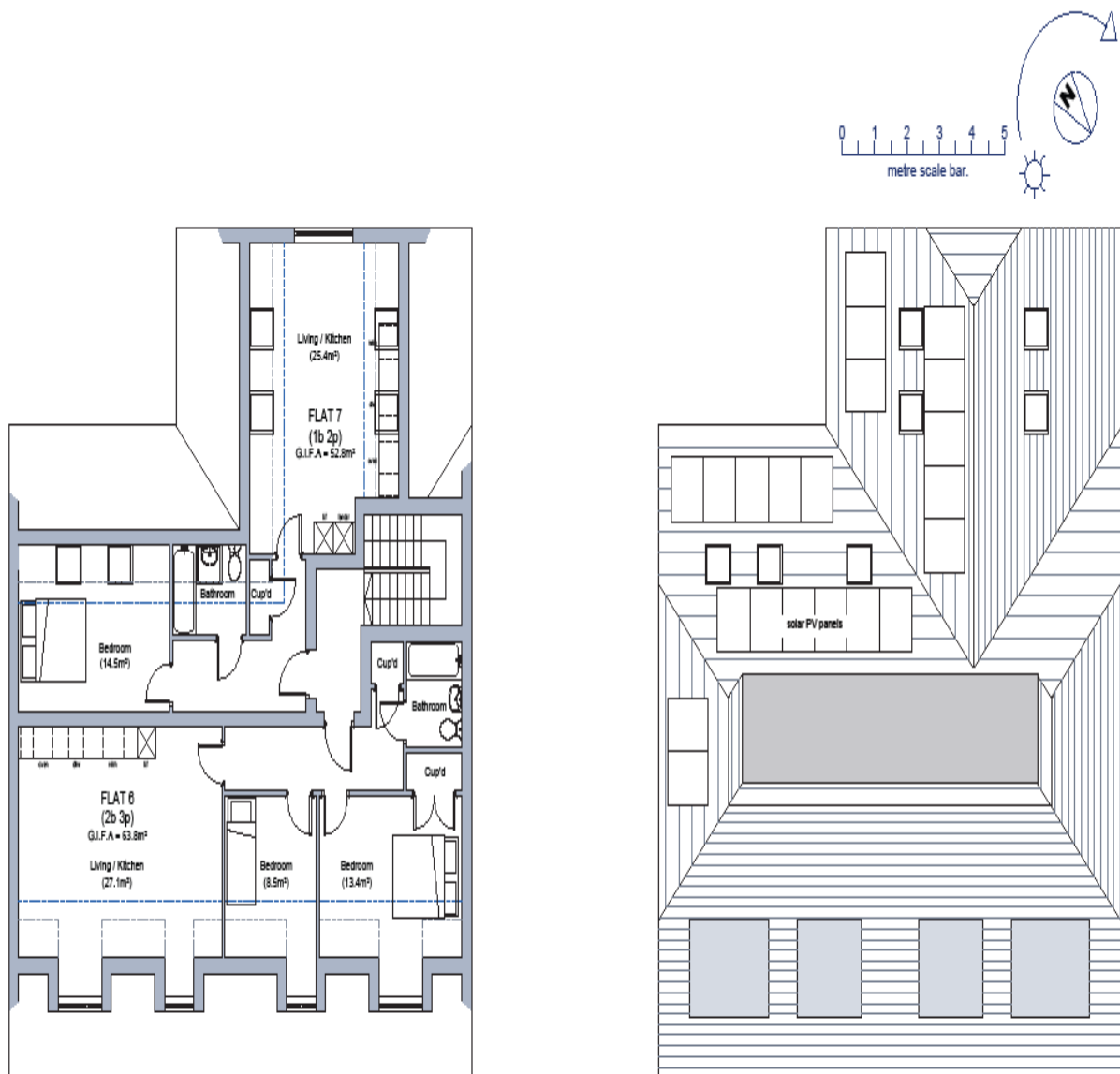


Proposed Ground Floor



Proposed First Floor

Rv	Date	Notes	CLIENT	DRAWING TITLE	Date	Job	
-	16/06/15		HARS Properties Ltd	PROPOSED	16/06/15	158	
A	24/09/15	Amendments following planning refusal		GROUND FLOOR &	DWG	Scale	
B	07/10/15	Design development		FIRST FLOOR	P4010	1/100 @ A3	
			PROJECT		Rev	B	
			71 -73 Sutton Common Rd				



Proposed Second Floor

Proposed Roof Plan

Rv	Date	Notes	CLIENT	DRAWING TITLE	Date	Job	
-	16/06/15		HARS Properties Ltd	PROPOSED SECOND FLOOR & ROOF PLAN	16/06/15	158	
A	24/09/15	Amendments following planning refusal			DWG	Scale	
B	07/10/15	Design development			P4011	1/100 @ A3	
			PROJECT 71 -73 Sutton Common Rd		Rev B		



PLD Architects  
01962 656245