



Land adjacent to **HOLLINGTON HOUSE**

1 Parklands, Kingston
Upon Thames, London
KT5 8EB

**CONSENTED
DEVELOPMENT
SITE**

Guide Price:
£225,000

W.



Executive Summary



PROPERTY TYPE

Consented
Development Site



SIZE

240 sqft / 22 sqm



COMMERCIAL / RESIDENTIAL

Residential



CLOSEST TRAIN STATION

Surbiton
(0.5 miles)

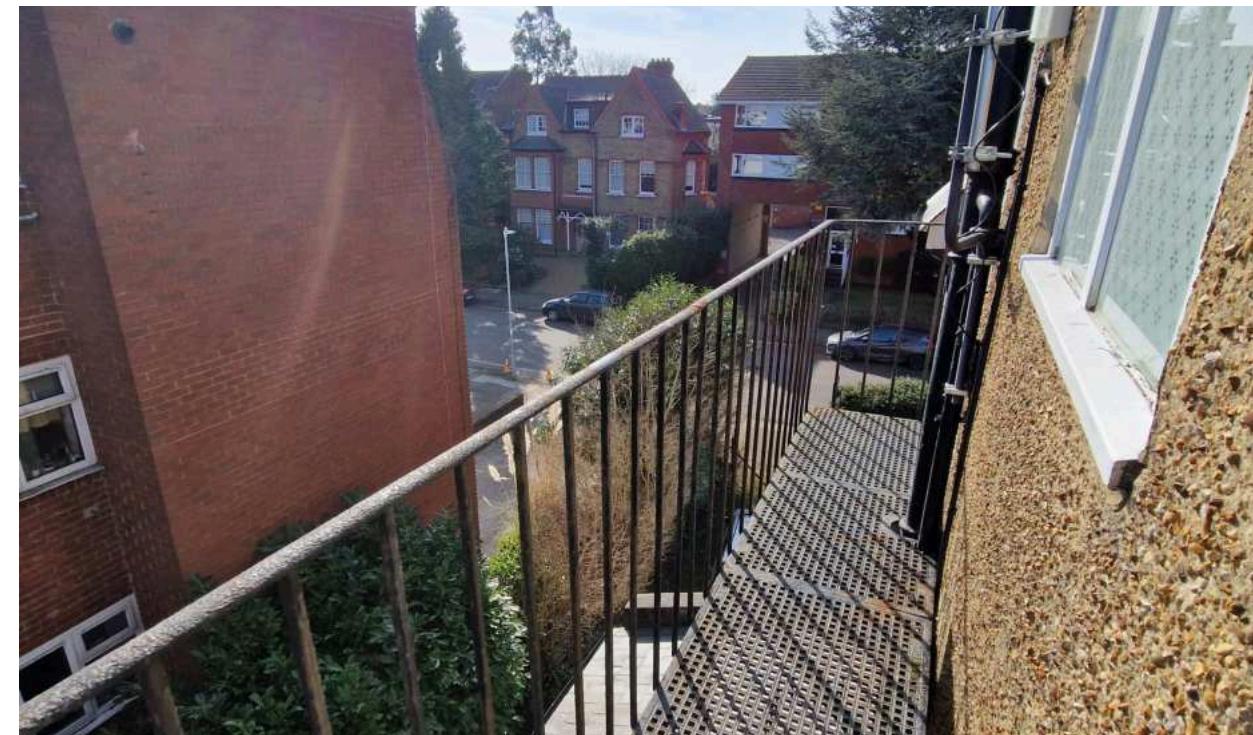


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Land adjacent to
**HOLLINGTON
HOUSE**

About Land adjacent to Hollington House

- A rare freehold development opportunity in a sought-after, upmarket Surbiton location (Kingston upon Thames).
- Situated within the Surbiton Hill Park Conservation Area.
- Adjoins an attractive Victorian property comprising 6 self-contained flats.
- Planning permission granted (Ref: 24/01703/FUL) to demolish the existing garage and staircase and construct a three-storey side extension, forming a split-level 2-bedroom, 3-person semi-detached house, with minor internal alterations to Flat 2.
- Estimated GDV £650,000 - £700,000.
- The design complements the existing architectural style, materials, and proportions of the property.
- Only a 10-minute walk from Surbiton Town Centre and Surbiton Train Station, offering direct fast links to London Waterloo.





CLOSEST TRAIN STATION

Surbiton (0.5 miles)



LOCAL AMENITY

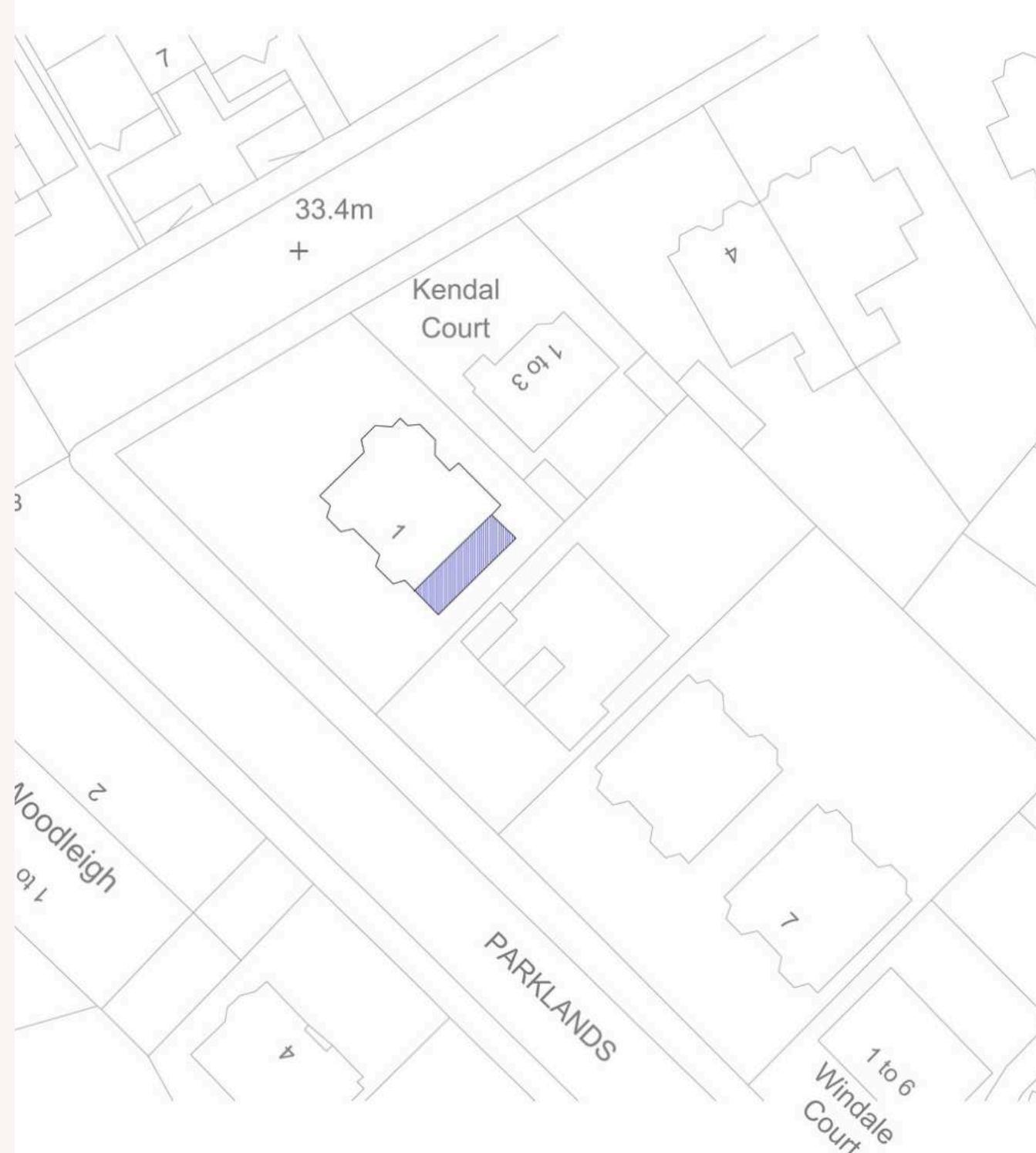
Waitrose (0.5 miles)

Location

The area boasts a welcoming, upmarket feel with scenic parks and the nearby River Thames, attracting young professionals and affluent families. Surbiton Town Centre, just a short walk away, offers a variety of shops, cafés, and restaurants. Surbiton Train Station is a 10-minute walk, providing fast links to London Waterloo in under 20 minutes. Excellent transport connections include multiple bus routes to Kingston and Wimbledon, while the A3 offers easy access to central London and the M25.

Planning

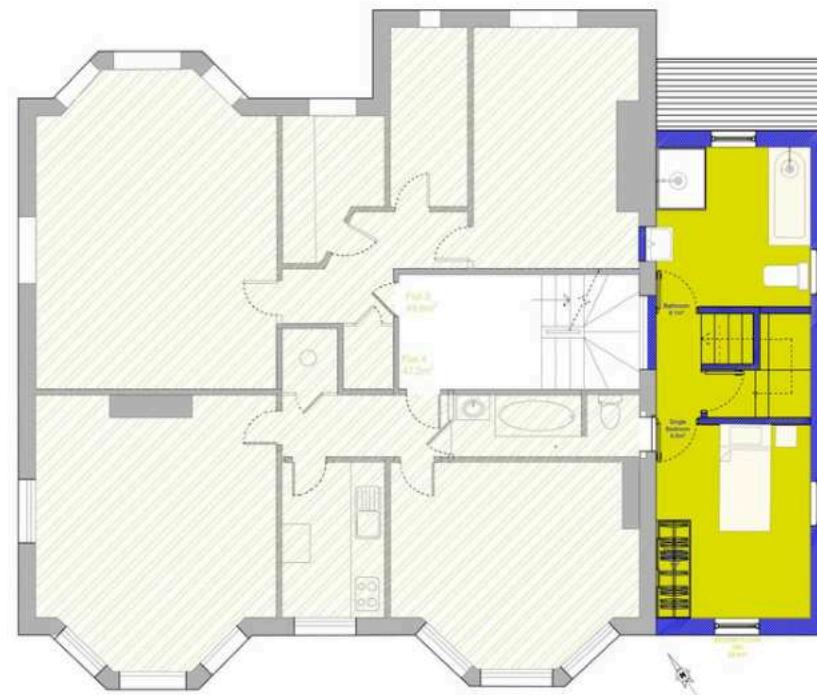
Planning permission granted (ref 24/01703/FUL) for the demolition of an existing garage and staircase, internal alterations to Flat 2 and communal areas, and the construction of a three-storey side extension to create a semi-detached two-bedroom, three-person split-level residential unit (768 sqft/71.3 sqm).



Floorplans & Elevations



Ground Floor Plan

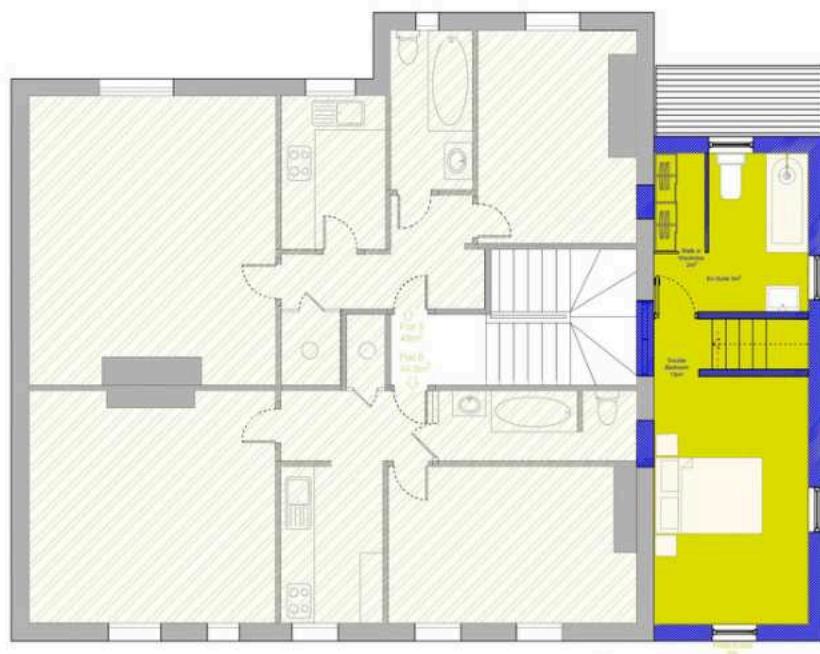


First Floor Plan

Floorplans & Elevations



Land adjacent to
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Second Floor Plan

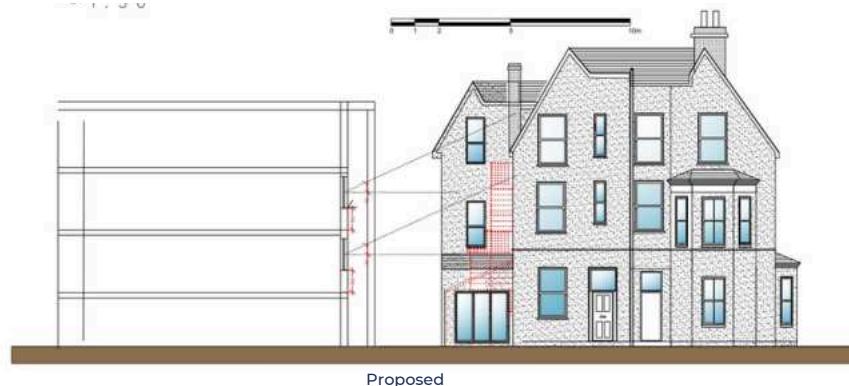
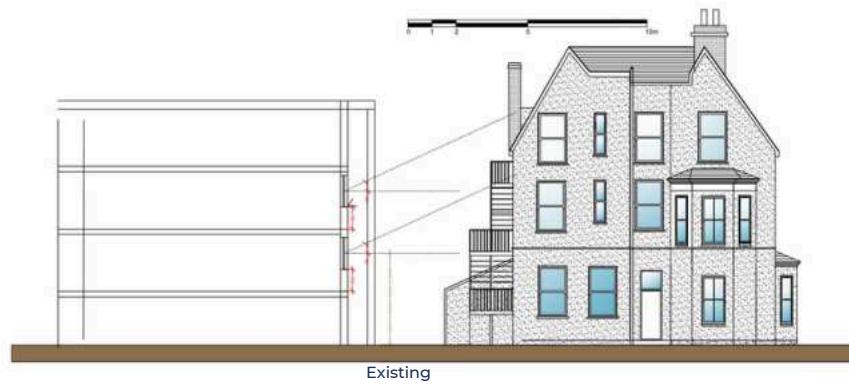


Front Elevations

Floorplans & Elevations



Land adjacent to
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Rear Elevations



Side Elevations

Further Information:

TENANCIES:

No

VAT:

No

PROPOSAL:

£225,000

VIEWINGS:

Available strictly by appointment only



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