

This former family home occupies a substantial corner plot and has strong development potential to build new apartments subject to planning



29 Lovelace Road, Surbiton, KT6 6NS

Location:

29 Lovelace Road occupies a splendid rectangular corner plot where Lovelace Gardens meets Lovelace Road. Whilst the property itself has remained in single ownership for many years and kept as a family home many if not most of the surrounding properties have been replaced by purpose build apartment blocks. Directly behind the property is a three storey Maryann Court and adjacent is the more modern three storey Stirling Court built by Rushmon Homes. Opposite is three storey Burlington Court built by Rusper Homes. Adjacent to the property is Lonsdale Court which is four maisonettes. However planning consent was granted ref 11/16535 in March 2012 to create 4 additional flats over a third floor and roof space thus 3½ storey. The large development of older flats, opposite, called Marlborough Court is four storey. There are many more examples of purpose build apartment developments particularly in this zone within Lovelace Road.

Lovelace Road is a quiet residential area yet within ten minutes level walk to Surbiton Rail Station and shops and about 1½ miles from Kingston town centre. The A3 is within ½ mile to the south



Woking Office

5 Church Path Woking GU21 6EJ



Surbiton Office

2 Claremont Rd, Surbiton KT6 4QX



Contact : Charles Chatterji BSc MRICS

Tel : 01483 764736

Mobile : 07860 722476

E mail : charles@gascoignes.com

Contact: Keith Bailey BSc MRICS IRRV

Tel: 020 8399 6597

Mobile:

E Mail: keith@nphb.co.uk

Planning Background:

The property was built in 1952 and replaced a larger Edwardian property which was bomb damaged in the War such that several properties including Lonsdale Court were rebuilt. The original property was higher than the current family home which has remained in one family for many years. There is no significant planning history, but the surroundings have changed considerably and Lovelace Road/Lovelace Gardens have seen many developments of apartments.

The property is within the Royal Borough of Kingston upon Thames who operate CIL, it falls within zone 2 (current CIL charge is £130 sq M) Social housing policy DM15 is applicable, there is a small sites exemption for which the threshold was at 5 plus dwellings but from 2016 is from 11 dwellings or a maximum of 10000 Sq M. Supplemental Planning Document Feb 2017, copy available on request. Sustainable Transport was adopted May 2013 and parking policy; cycling 1 space per one or two bed, cars London policy table 6.2 suggest less than 1 space per flat (under 3 beds), the Borough will consider reduced standards where adequate transport is available. Policy documents available on request

Estate Agency:

There are many good comparable individual flat sales within close proximity and these in our view substantiate sales rates from £550 PSF to £650, examples include one bed flat Lovelace Gdns £425,000 is £680 PSF; Redwood Court Lovelace Gdns £475,000 is £579; Nell Court Lovelace Rd £450,000 is £653 PSF. We are in the process of obtaining an agency sales appraisal which will be made available on request

Viewing:

Careful inspection may be undertaken without a formal viewing appointment as access to the interior of the property is not essential. The agents are happy to meet prospective views on site by arrangement

Offers Invited: **PRICE GUIDE - Offers over £1.8 million**

This is a sought after location and the joint sole agents expect strong interest. We will give priority to strong unconditional offers with a delayed completion but will also consider offers subject to planning. Serious buyers are advised to prepare a draft scheme and make initial planning inquiries before submitting an offer. Subject to planning offers with no sustainable proposal will be disregarded. The best three proposals will be interviewed before finalising a sale

Offers: **A Closing Date for Final Bids will be notified to those who confirm they intend to offer**

- Submitted in writing addressed to either joint sole agent and stating the terms of the offer and assumptions and allowances made and any conditions of purchase
- We will consider **both conditional and unconditional offers** and in respect of the latter a short delayed completion is acceptable

