



LAND AT, 66

MOTSPUR PARK, NEW MALDEN, KT3

£675,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Ever dreamed of building your own home? This is a rare opportunity to acquire a freehold plot with full planning consent already in place for the construction of a substantial two-storey family house. All pre-commencement conditions have been discharged, meaning you can begin building immediately. The plot extends to approximately 352 sq m (3,790 sq ft) and is ideally situated just a 10-minute walk (0.5 miles) from Motspur Park Station, offering direct services to London Waterloo (approx. 25 minutes) as well as connections to Guildford and Dorking. The approved scheme provides for a spacious new dwelling of around 225 sq m (2,421 sq ft) arranged over two floors.

£675,000



The design includes Four well-proportioned bedrooms, three bathrooms and off-street parking to the front. The option to extend into the loft also exists subject to an additional planning consent being obtained. Located within the highly regarded Royal Borough of Kingston upon Thames, the area benefits from excellent road connections, including easy access to the A3, providing convenient routes into both London and Surrey. The location is also renowned for its excellent local schools, with a wide selection of highly rated primary and secondary options in both Kingston and Merton. We are advised that there is no Community Infrastructure Levy (CIL) and no Section 106 obligations, enhancing the attractiveness of this development opportunity. Disclaimer The CGI images and visual representations shown are for presentation purposes only. All designs, materials, finishes, landscaping, boundaries and specifications depicted are indicative and may not reflect the final completed project. Actual design, layout, and appearance may differ slightly from those illustrated and some elements may be subject to amendment as required. Reference RDV260025



