



FREEHOLD DEVELOPMENT SITE

**Aviary Court, Miles Road, Epsom, Surrey
KT19 9AB**

FOR SALE

Site Area: Approx 11,718 sqft (1,089 sqm)

DESCRIPTION

Development site in residential location close to Epsom town centre. The site currently comprises two self-contained office buildings with parking. Planning permission has been obtained for conversion of the offices into 8 flats. Planning permission has also been obtained to extend Unit B to provide additional accommodation.

Unit A	4 x 1 bed flats
Unit B	4 x 2 bed flats
Extension	2 x 2 bed flats

PRICE

£1,500,000 subject to contract only.

TENURE

Freehold with full vacant possession.

LOCATION

The property is located on the North side of Miles Road close to the junction with Hook Road. Epsom mainline rail station is approximately 10 minutes walk away providing regular rail services to both London Waterloo and London Victoria. Epsom is located approximately 17 miles south west of Central London

and is ideally positioned for access to the national motorway network via the M25 (Junction 9 at Leatherhead).

PLANNING CONSENT

Further details of applications available online at Epsom and Ewell Borough Council's planning portal:

- Prior Approval for change of use from Offices to Residential (Ref. No: 17/01758/PDCOU)
- Two storey extension to Block B to provide 2 new residential units with ancillary parking and landscaping (Ref. No: 19/00223/FUL)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
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DATE

June 2020

FOLIO NUMBER

20045 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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