



FREEHOLD FOR SALE WITH PLANNING

**HS HUGGINS STUART
EDWARDS**

**196 Kingston Road, Ewell, Surrey, KT19 0SF
O.I.E.O £900,000**

196 Kingston Road, Ewell, Surrey, KT19 0SF FOR SALE

Approx 5,689 sqft (528.58 sqm)

DESCRIPTION

Substantial freehold development opportunity for sale with planning. Currently comprising a ground floor restaurant with a self-contained 2/3 bed flat above and a separate garage and large yard/car park. The property benefits from planning permission to reduce the commercial and create a 1 bed and studio flat, in addition to demolition of the rear garage and construction of a two-storey building providing 2x 1 bed & 2x 2bed residential units. The existing flat also has permission to create an entrance from the front of the property. Further permissions are awaited to add a dormer extension, and create a two storey 2 bed flat instead of the permitted single storey 1 bed at the rear of the commercial.

Ground Floor Commercial (GIA)	1,873 sqft	174 sqm
2/3 Bed Flat (GIA - Existing)	904 sqft	84 sqm
Rear Garage (GIA)	552 sqft	51.30 sqm
Car Park (GEA)	2,360 sqft	219.28 sqm
TOTAL	5,689 sqft	528.58 sqm

PRICE

Subject to Contract only offers invited in excess of £900,000 for the freehold. Available with full vacant possession.

LOCATION

The property is located in an established parade on the North side of Kingston Road (A240). The property is well located for access to London and the M25 (Junction 10) via the A3 at Tolworth, which is less than 2 miles away.

PLANNING

Conversion of part ground floor for 1x studio and 1x 1 bed flat- **Application No: 24/01506/PDCOU**

Demolition of rear garage and construction of 2 storey building providing 4 residential units: **Application No: 24/01538/FUL**

New Front entrance for existing flat: **Application No: 24/01555/FUL**

Roof/Dormer Extension for existing flat: **25/00829/FUL – Awaiting Decision.**

Partial demolition of the ground floor and construction of a two storey, 2 bed flat: **25/00828/FUL – Awaiting Decision**

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via joint sole agents:

Huggins Stuart Edwards – Michael Angus
10 West Street, Epsom, KT18 7RG
T: 01372 740555
E: michael.angus@hsedwards.co.uk

Whozoo- Nathan King

T: 0333 200 8330

E: nathanking@whozoo.co.uk

DATE

September 2025

FOLIO NUMBER

30319

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



HUGGINS STUART EDWARDS

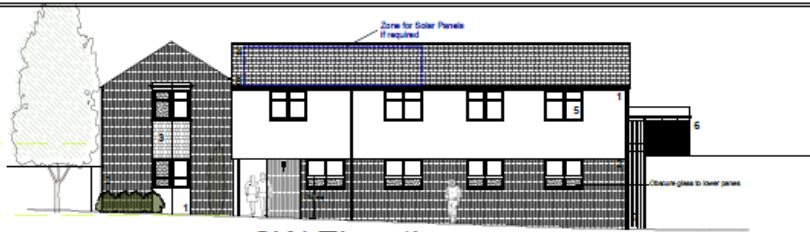
COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

102-104 HIGH STREET
CROYDON
CR9 1TN
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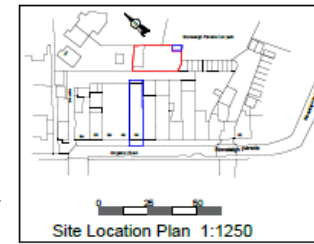
www.hsedwards.co.uk



SW Elevation

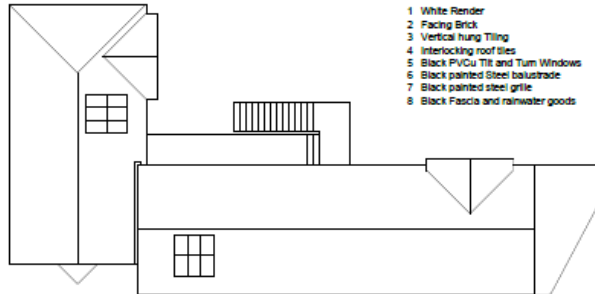


SE Elevation



Site Location Plan 1:1250

REV	DATE	BY	DESCRIPTION	CHKD
C	25/01/25		Obscured Glass screen added to Ref 4 balcony	RL
D	03/02/25		Flat 2 alterations: Obscure Glazing to access road confirmed min 1700mm from road level. Additional window added in Main bedroom. Internal layout rearranged to add 2 x windows to Lounge.	RL
D	03/02/25		Flats 1 and 3 reduced in size, minor amendments and moved SW to increase distance to Ne boundary by 375mm Window removed from each lounge of 1 and 3.	RL



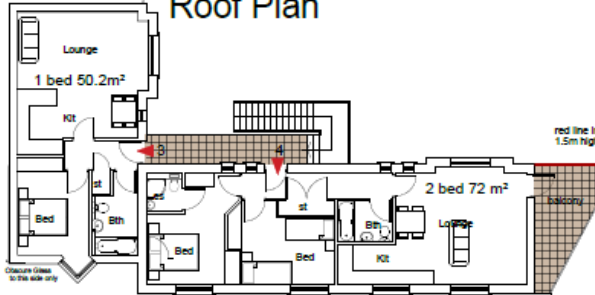
Roof Plan

- 1 White Render
- 2 Facing Brick
- 3 Vertical hung Tiling
- 4 Interlocking roof tiles
- 5 Black PVCu Tilt and Turn Windows
- 6 Black painted Steel balustrade
- 7 Black painted steel grille
- 8 Black Fascia and rainwater goods



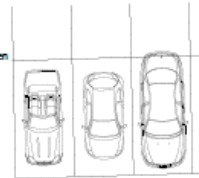
NE Elevation

Plans Extract (Do Not Scale)- 4 new residential units on site of rear garage and car park. App No: 24/01538/FUL

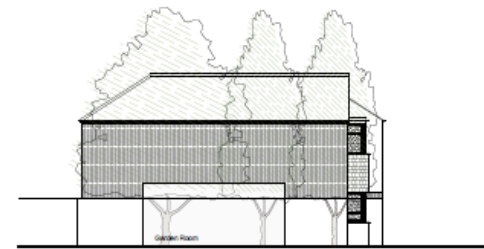


First Floor Plan

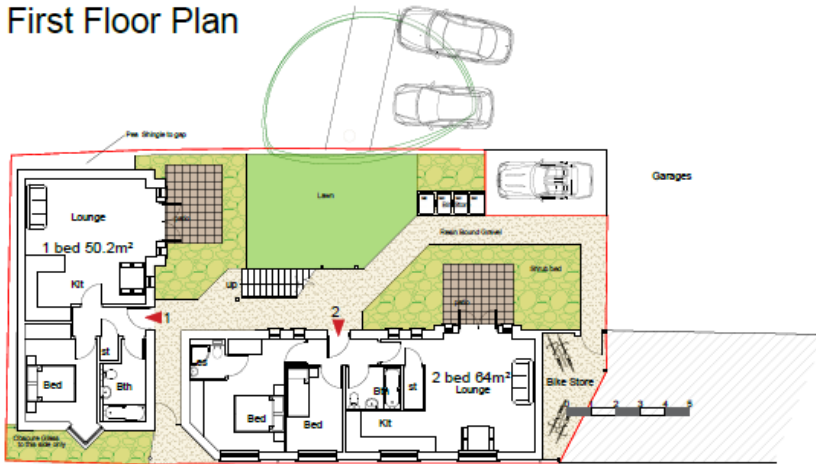
red line indicates extent of 1.5m high obscure glass screen



Stoneleigh Parade Car park



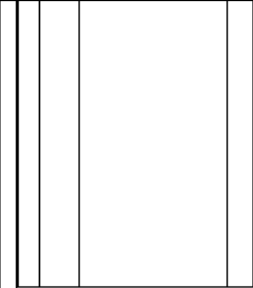
NW Elevation



Ground Floor / Site Plan



Existing 1:200



STATUS: **Planning**

Notes:

Howard Fairbairn MKH
chartered architects

Howard Fairbairn Project Services Ltd
Lambourn House, Redlands
Cotswold
Survey
CRS 017

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hfc: crowdon@hfmhk.com

Client	Veer Properties		
Project	Rear Car park at 196 Kingston Road, Ewell		
Title	Proposals		
Drawn by	RL	Checked by	
Scale	1:100/200/1250	Date	10-24
CAD Ref:			

Dwg No: 6959-PL101 Rev: E

