



FREEHOLD FOR SALE WITH PLANNING

**HS HUGGINS STUART
EDWARDS**

**R/O 196 Kingston Road Ewell, Surrey, KT19 0SF
£500,000 FREEHOLD**

R/O 196 Kingston Road, Ewell, KT19 0SF FOR SALE

Site Area Approx 4,165 sqft (386.98 sqm)

DESCRIPTION

Opportunity to acquire a redevelopment site with planning permission for 6 new residential units. The property comprises the rear of a ground floor commercial unit and a yard/ parking area with a single storey garage. The planning permissions allow the rear of the commercial to be self-contained and converted into a new 1 bed and studio flat at ground level. The yard has permission to construct a new two storey building with 2x 1 bed flats and 2x 2 bed flats.

Studio (R/O Shop)	420 sqft	39 sqm
1 Bed Flat (R/O Shop)	538 sqft	50 sqm
1 Bed Flat (GF)	540 sqft	50.2 sqm
1 Bed Flat (1F)	540 sqft	50.2 sqm
2 bed Flat (GF)	689 sqft	64 sqm
2 bed Flat (1F)	775 sqft	72 sqm

PRICE

£500,000 Freehold, subject to contract only with full vacant possession.

Note the whole building is available including the commercial, existing flat and the rear sections here described. Offers invited in excess of £900,000 for the freehold interest.

LOCATION

The property is located at the rear of an established parade on the North side of Kingston Road (A240), less than 5

minutes drive from the centre of Ewell village. The property is accessed via a service road at the rear of the parade. 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**. *Note planning permission is awaited on the one bed becoming a two storey 2 bed – Application No: 25/00828/FUL*

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

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 **FOLIO NUMBER**
September 2025 30321

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

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

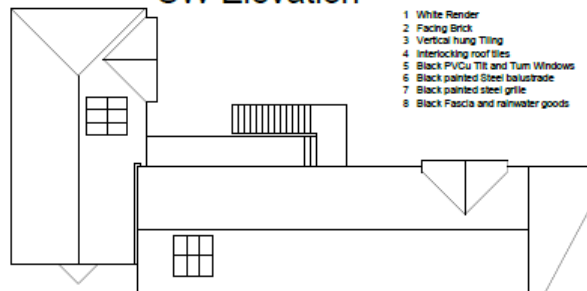


SE Elevation



Site Location Plan 1:1250

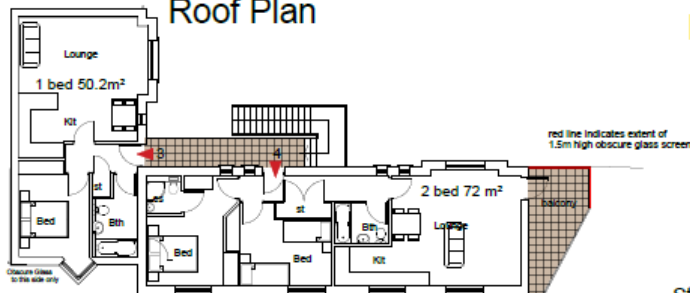
REV	DATE	DESCRIPTION	BY
C	25/01/25	Obscured Glass screen added to Flat 4 balcony	RL
D	03/02/25	Flat 2 alterations: Obscure Glazing to access road confirmed min 1700mm from road level. Additional window added in Main bedroom. Internal layout rearranged to add 2 x windows to Lounge	RL
D	03/02/25	Flats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



Roof Plan

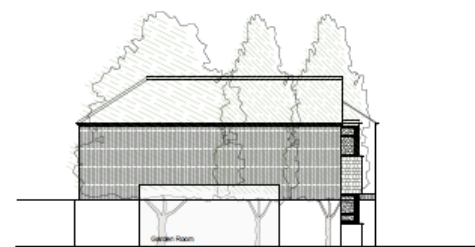


NE Elevation

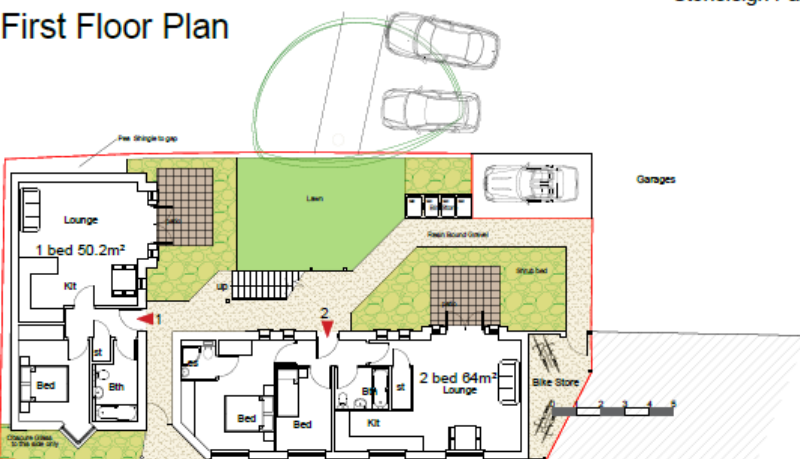


First Floor Plan

Stoneleigh Parade Car park



NW Elevation



Ground Floor / Site Plan



Existing 1:200

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

STATUS
Planning

Notes

Howard Fairbairn MHK
chartered architects

Howard Fairbairn Project Services Ltd
Lambourn House, Redlands
Coulston
Surrey
CR8 3PT
telephone 020 8665 5332
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info.croydon@hfmhk.com

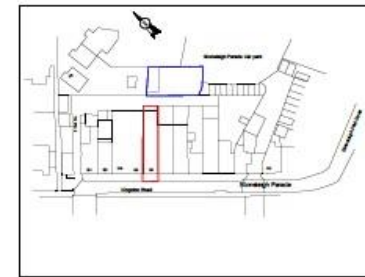


Client	Veer Properties		
Project	Rear Car park at 196 Kingston Road, Ewell		
Title	Proposals		
Drawn by	RL	Checked by	
Scale	1:100/200/1250	Date	10-24
CAD Ref.			

Dwg No 6050-PL101 Rev E



Plans Extract (Do Not Scale) - Conversion of ground floor commercial. App No: 24/01506/PDCOU



Site Location Plan 1:1250

