



**OUTLINE APPROVAL-** 32 Rodney Road, New Malden, KT3 5AB

Guide Price £1,200,000



# THREE NEW TERRACED HOMES

## Freehold

### The Approval:

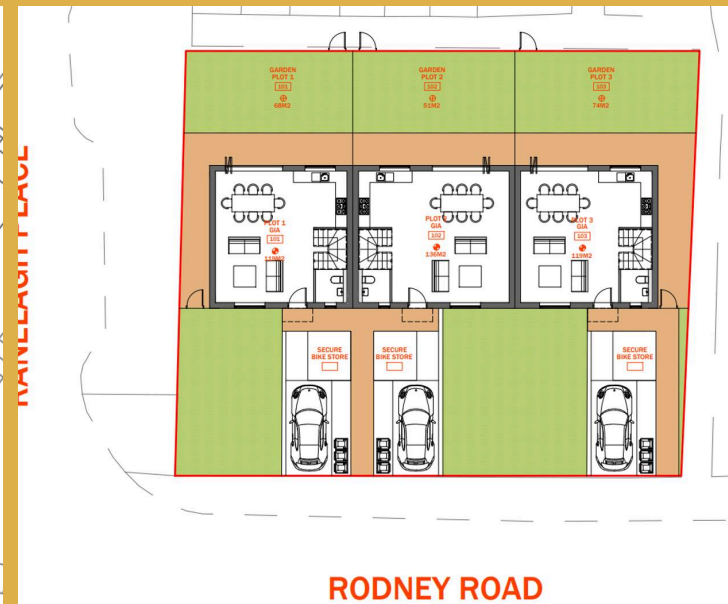
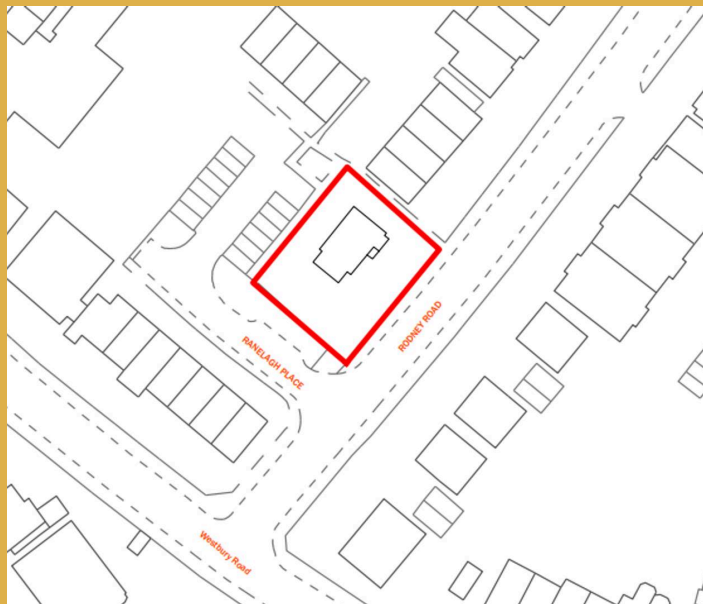
Outline Planning Permission has been approved for the **demolition** of the existing detached house, allowing for the development of three new terraced homes, each with an allocated parking space at the front.

### The Current Site:

A detached property, set to be vacant upon completion, offering a corner position.

While the property is currently habitable, it is in need of refurbishment, (as above the site is outlined for full demolition.)

The total site area is approximately 598 m<sup>2</sup> (6,436 sq. ft.).



**Site Information:**

**Local Authority:** Royal Borough Of Kingston Upon Thames Council

**Application Ref No:** 24/00464/OUT

**Link To Application:** <https://publicaccess.kingston.gov.uk/online-applications/applicationDetails.do?keyVal=S9BDPQNHMFS00&activeTab=summary>

**Tenure:** Freehold

**Title:** SY246921

**VAT:** Seller Confirms N/A

**CIL:** Up To £50,000. SEE BELOW

The planning decision notice states: *Community Infrastructure Levy (CIL) The Council consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL).*

The total square meterage for all 3 plots is circa 329.7 Sqm which @ £85/sqm = **£28,024.50.**

Please carry out your own diligence in regards to CIL as the seller is unclear to what the exact figure will be at this OUTLINE stage.

**For CIL Calculation:** [RBK Charging Schedule – www.kingston.gov.uk](http://www.kingston.gov.uk)

**Utilities:** Seller confirms connections on site

**GDV:**

Plot 1: £800,000 104.4 SQM

Plot 2: £835,000 120.9 SQM

Plot 3: £800,000 104.4 SQM

**TOTAL: £2,435,000**

The Information provided by Allen Heritage Limited has been given in good faith however all parties must undertake their own due diligence to satisfy themselves before placing a formal offer.

**Viewings:** There is currently a tenant in residence, vacating around 15th May 2025. [Strictly by appointment only](#)

**Location:**

The site is within a short walking distance of New Malden High Street and New Malden railway station, offering direct services to London Waterloo.

Local bus services are also readily available, with easy access to the A3.

For shopping, you'll find a range of high-street stores, supermarkets, and independent shops, along with a variety of restaurants, cafés, pubs, and bars.

**Documents Available upon request:**

Brochure

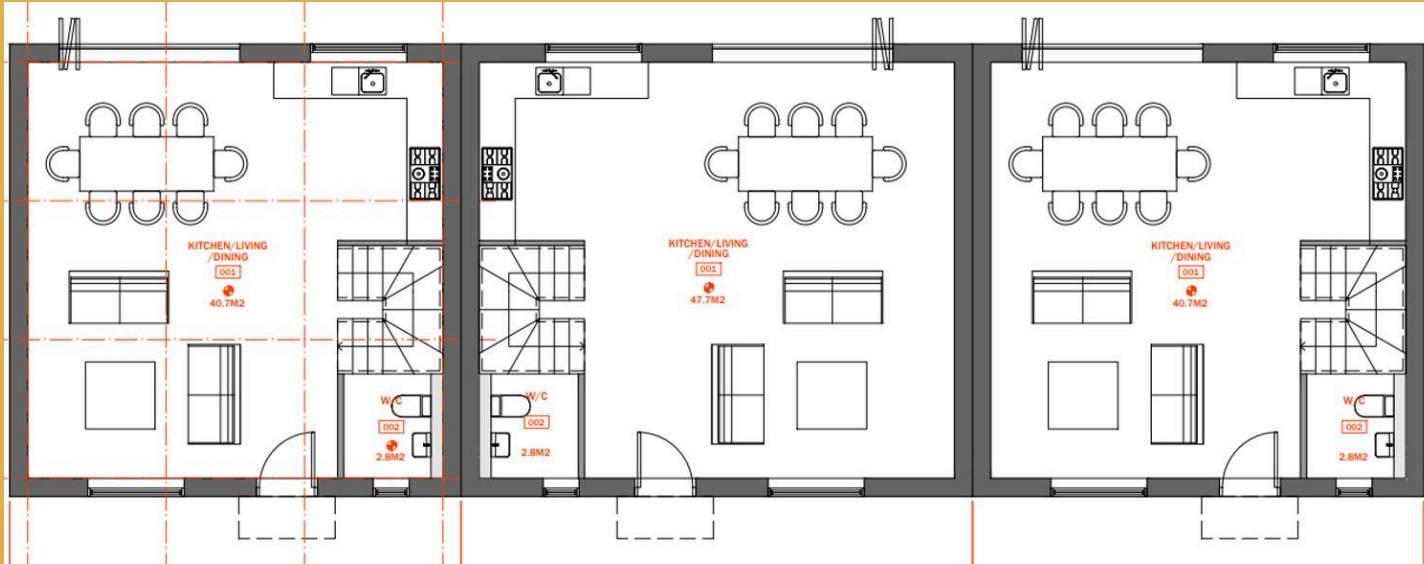
Planning decision notice

Design & Access Statement

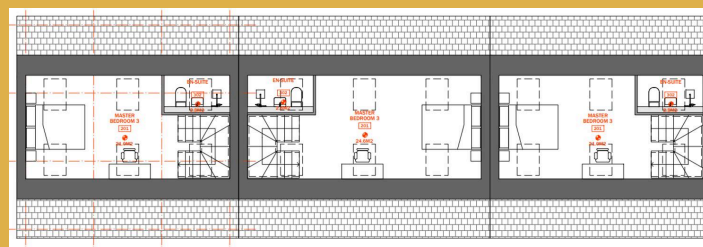
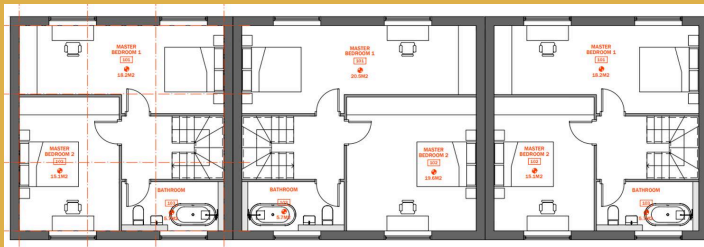
GDV

Local Comparable's

Land registry title document



**Ground Floor**



**First Floor**

**Second Floor**