



**Shaw  
& Co**  
ESTATE  
AGENTS

GUIDE PRICE

**£795,000**

**Leatherhead Road**

Chessington, KT9 2HU

## PROPERTY SUMMARY

### Development Opportunity

Freehold parcel of land, situated just off Leatherhead Road, extending to approx. 10,184 sqft (0.23 acre).

The plot is currently a cleared open site with part hard standing and part lawn, benefiting from vehicle access via Fleetwood Close and foot access directly off Leatherhead Road.

The opportunity is being sold on a "subject to planning" permission for a residential scheme of four properties, consisting of two 3 bedroom semi detached houses, one 2 bedroom semi detached house and one 1 bedroom semi detached house. All properties will benefit from off street private parking and rear gardens. scl-land

Leatherhead Road, is located close to public transport, including several bus routes connecting Chessington to Kingston, Epsom, and surrounding areas. Chessington South railway station is only 0.3miles away, offering train services to London Waterloo.

For all planning information please contact our sales team on 0208 894 3646

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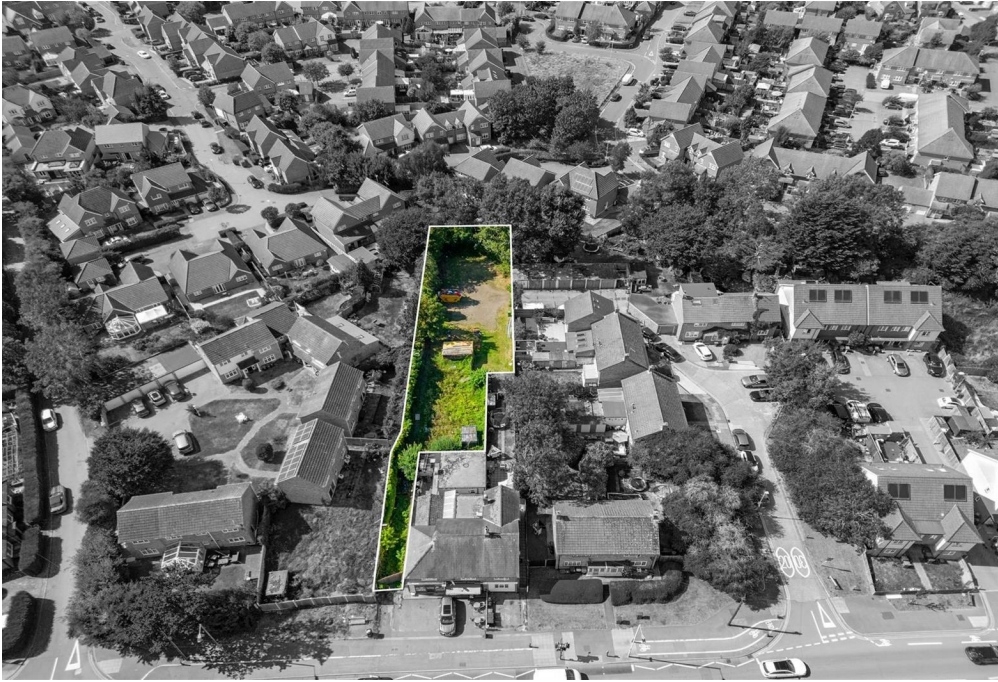


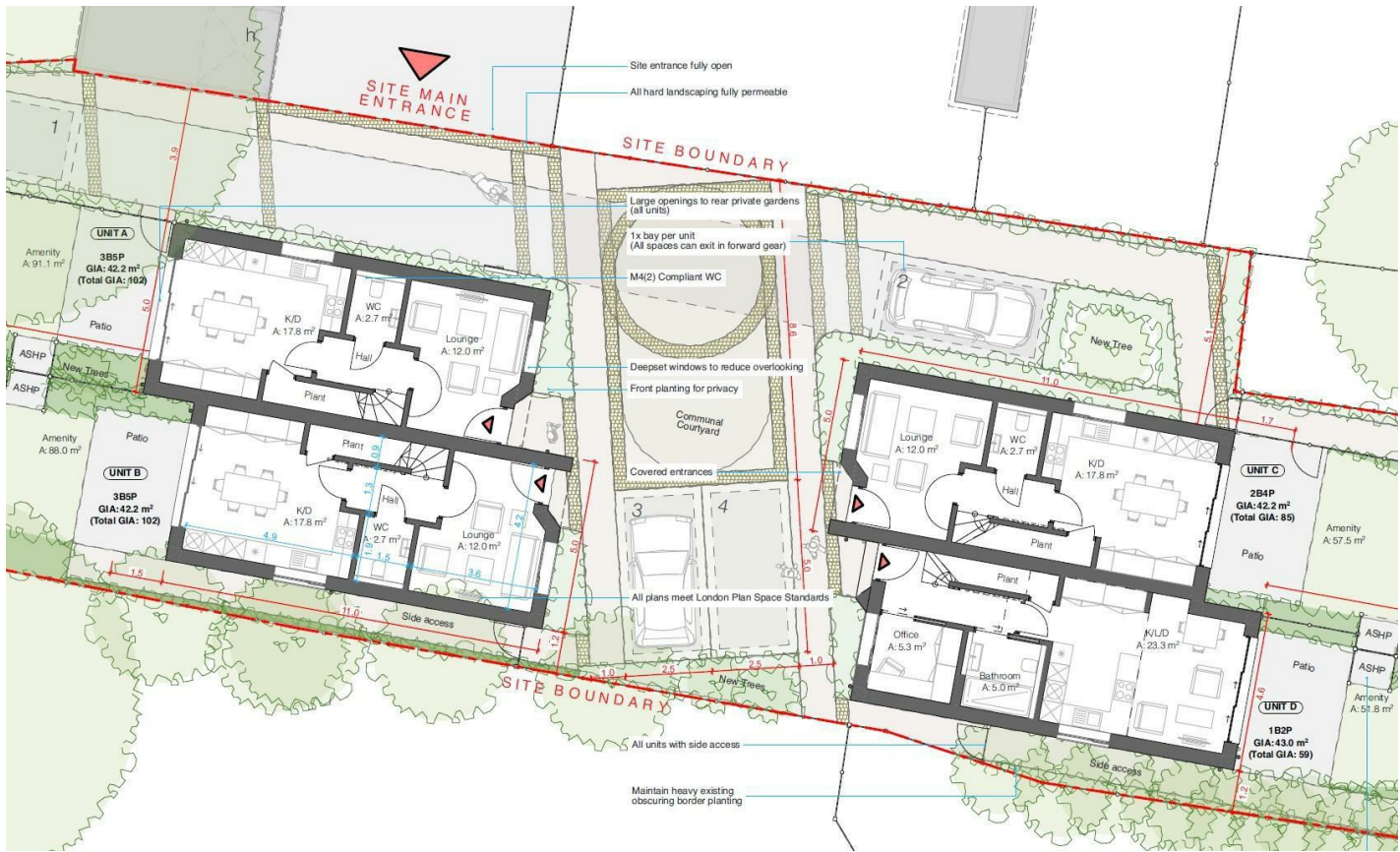
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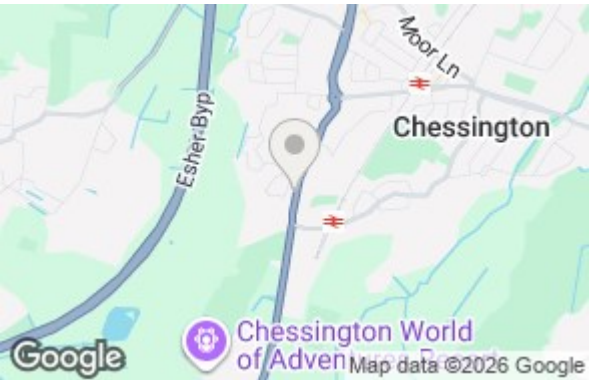


**LOCAL AUTHORITY**  
Kingston upon Thames

**TENURE**  
Freehold

**COUNCIL TAX BAND**

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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