

Hamptons

INTERNATIONAL



Southborough Close, Surbiton, KT6

6  5  2 

£1,250,000

(£1,250,000)

Property details



Key features

- Land with planning permission
- Planning for a detached six bedroom
- No stamp duty to pay on a self-build
- Located in the Southborough Conservation Area
- Co-ordinate the build with the current planning
- Site with Full Planning Permission -

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Description

A rare opportunity to acquire land with planning permission for a six-bedroom home. A unique opportunity to acquire a prime parcel of land with full planning permission for an impressive six-bedroom family home. The current architect owners are retaining the adjoining plot to develop their own home in conjunction with this plot. This will allow a self-builder to work alongside a very experienced residential architect and construction team, mitigating the challenge of this type of project. The selling agent advises that No. 8 is expected to achieve a value in the region of £2,650,000 - £2,750,000 upon completion. • Plot price: £1,250,000 • SDLT on land: £65,000 • Indicative build cost: £1,100,000 • Total project cost: £2,415,000 Based on the midpoint of the agent's valuation (£2,700,000), this presents a projected uplift of approximately £285,000. In addition, as a self-build home, there is no Stamp Duty payable on the completed property — a further saving of approximately £213,000 — bringing the total potential financial advantage to circa £500,000. An outstanding opportunity to create a substantial, high-value family home, to specify internal fixtures and finishes and with significant built-in equity from the outset. All figures and projections are indicative only and subject to change. Purchasers must rely on their own independent legal, financial, tax, and planning advice. No representation or warranty is given as to the accuracy or completeness of this information. Situation Southborough Close is located in the popular Southborough Conservation Area in Surbiton. It is conveniently situated for access to both Kingston and Surbiton town centres with their array of shops, restaurants and transport links. Surbiton station is just over half a mile away with a frequent, fast service to London Waterloo, making it an ideal location for commuters. Maple Road, with its farmers' market and selection of independent cafes, pubs and shops, is just a mile away. Kingston riverside walk and town centre is 1.5 miles away and Richmond Park, Bushy Park, Home Park and Canbury Gardens are also within easy reach. Surbiton, Kingston and nearby Wimbledon and Hampton are renowned for their excellent state and independent schools. Property Ref Number: HAM-63096



Item	Quantity	Unit
2 x 4" Hardwood Decking (100' x 100')	100	Sq Ft
1 x 4" Hardwood Decking (100' x 100')	100	Sq Ft
1 x 4" Hardwood Decking (100' x 100')	100	Sq Ft



Project	Drawing Title	Drawing Number



Project	Drawing Title	Drawing Number
8 & 8 Southborough Close Salford M16 6PU	View from Street	9C 8 H 100
Date	Revised	Scale
23.01.2023		

Floor plan

370' HIDEWAYS CLOSE

Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 1555 sq. ft. (144.5 sq. m.)

First floor = 1475 sq. ft. (137.0 sq. m.)

Second floor = 519 sq. ft. (48.2 sq. m.)

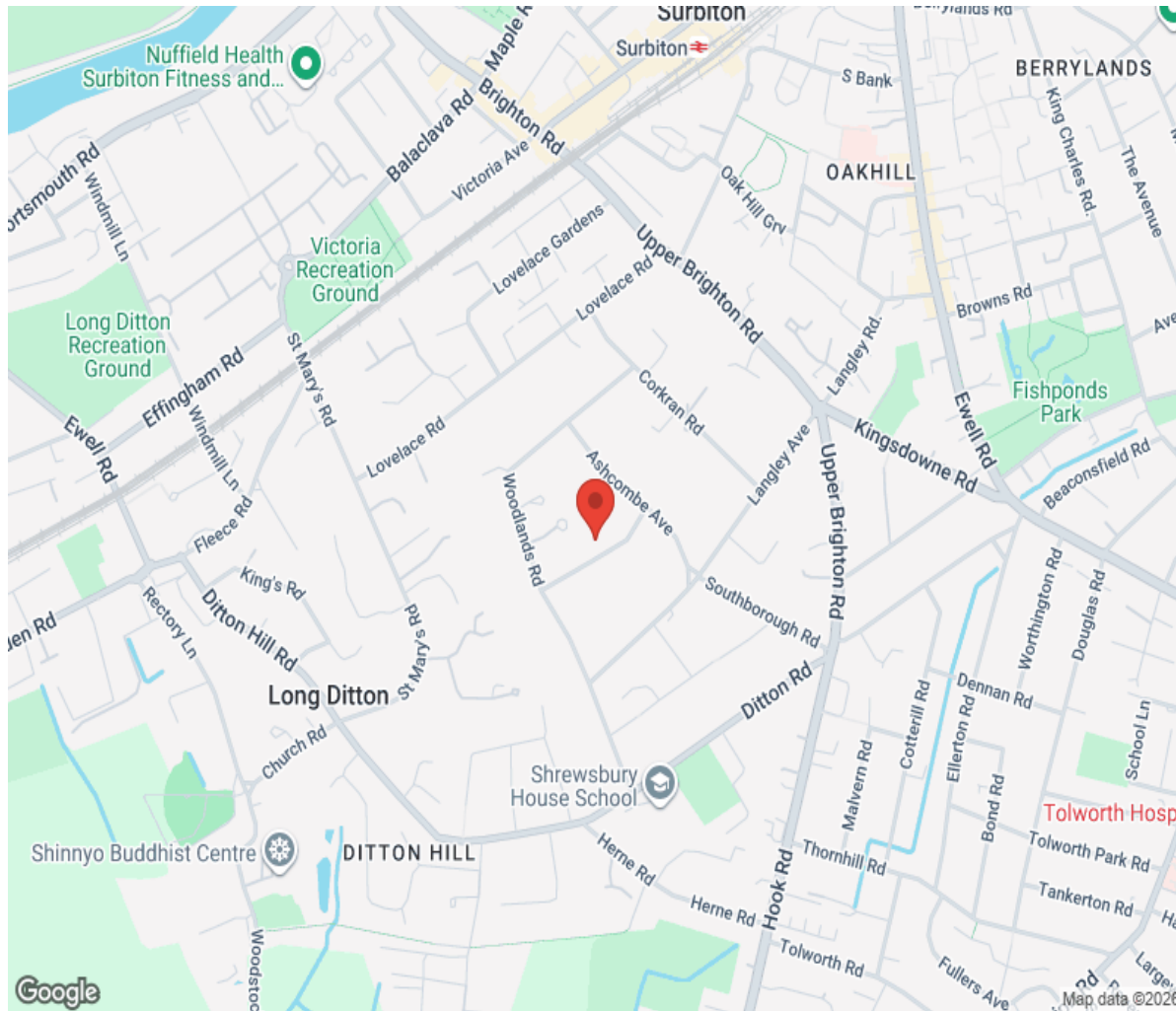
Reduced headroom = 144 sq. ft. (13.4 sq. m.)

Total = 3693 sq. ft. (343.1 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. All the above contents taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions upon them.

Location



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