

Kennedys'

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Land to rear of Green
Linnetts &
Wildwoods, Outwood Lane
Chipstead
CR5 3NP

Situated between the villages of
Kingswood and Chipstead, we are
delighted to offer this rare opportunity
to acquire a site for two detached
family homes, designed with a modern,
contemporary edge, with both access
and site cleared and ready to take to
the next stage.

£1,250,000



PROPERTY DESCRIPTION

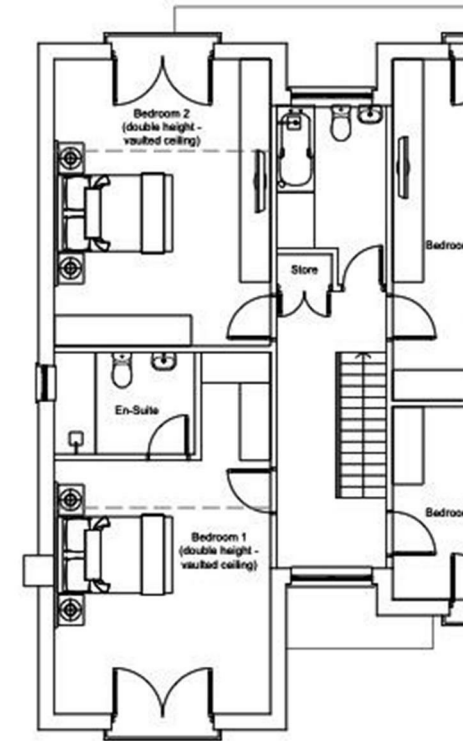
Planning reference is 22/0146/F and we have documentation from the application with regarding planning conditions, together with a topographical report. The two 5 bedroom detached houses measure around 3284 sq ft and 3024 sq ft, and provide light and spacious accommodation, which is all reflected in the design.

This location is situated between the villages of Kingswood and Chipstead, with easy access to Banstead Woods. Chipstead Village offers the best of both worlds—charming country living with superb connectivity. Coulsdon South station is just a short drive away, providing fast rail links into central London. Locally, you'll find a thriving village hub with a post office, independent shops, a boutique wine merchant, and a beloved bistro. For broader retail and leisure options, Banstead Village and Coulsdon are both within easy reach. Families are well served with excellent schools in both the state and private sectors, and a vibrant range of local clubs including Chipstead Rugby, Golf, Football, and Tennis Clubs. The White Hart pub—a local institution—and the historic Courtyard Theatre, celebrating over 100 years of performances, are just a short stroll away.

The village of Kingswood provides a reliable commuter line to London, as well as a number of local traders such as Londis store, newsagent, Coughlans bakery, beauty salon, Indian restaurant and Kingswood Arms pub. There are two local golf courses to choose from, in Surrey Downs and Kingswood Golf and Country Club, and the local Kingswood tennis club, as well as a selection of Independent and State schools, all within easy reach. The villages of Banstead, Walton on the Hill and Tadworth provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airport, and Kingswood Mainline station provides a regular service to London Bridge, or other London Stations via Purley and East Croydon.

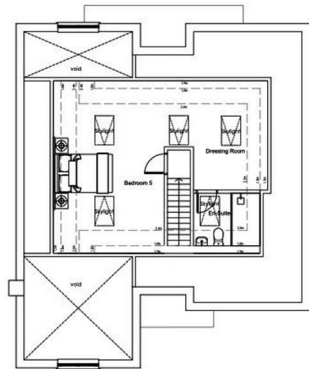


Plan

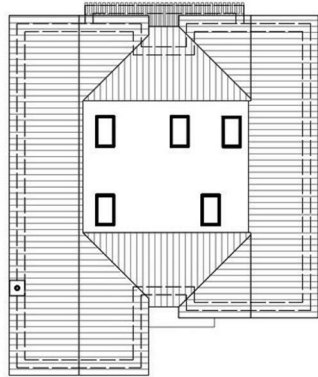


Proposed First Floor Plan
Unit 1

8 sheet reference line



Proposed Loft Floor Plan
Unit 1



Proposed Roof Plan
Unit 1

Scale 1:100 @ A3
0 1 2 3 4 5m

NOTES

1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the centre of the wall unless otherwise stated.
3. All dimensions are to the finished floor level unless otherwise stated.
4. All dimensions are to the finished ceiling level unless otherwise stated.
5. All dimensions are to the finished ground level unless otherwise stated.



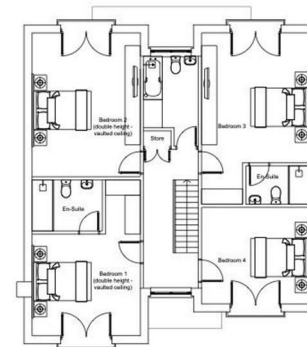
Proposed Unit 1 GIA:
• GF - 123.80 m²
• FF - 121.80 m²
• SF - 56.10 m²

No. for this drawing: _____
Name of client: _____
Project: _____
Client: _____
Architect: _____
Engineer: _____
Date: _____
Scale: _____
Sheet: _____
1523 - PL1201
accord
ARCHITECTS
1523 - PL1201

8 sheet reference line



Proposed Ground Floor Plan
Unit 2



Proposed First Floor Plan
Unit 2

Scale 1:100 @ A3
0 1 2 3 4 5m

NOTES

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2. All dimensions are to the centre of the wall unless otherwise stated.
3. All dimensions are to the finished floor level unless otherwise stated.
4. All dimensions are to the finished ceiling level unless otherwise stated.
5. All dimensions are to the finished ground level unless otherwise stated.



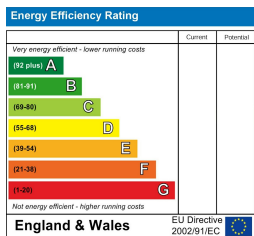
Proposed Unit 1 GIA:
• GF - 123.80 m²
• FF - 117.35 m²
• SF - 50.15 m²

No. for this drawing: _____
Name of client: _____
Project: _____
Client: _____
Architect: _____
Engineer: _____
Date: _____
Scale: _____
Sheet: _____
1523 - PL1202
accord
ARCHITECTS
1523 - PL1202

PROPERTY DESCRIPTION

For more information or to arrange a private viewing please contact Peter Kennedy or one of the sales team.

A stylized, handwritten signature or logo in white, featuring a large, flowing 'K' shape with a loop and a long, sweeping tail.



Land to rear of Green

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING:
COUNCIL:
TAX BAND:

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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