

East Street, Epsom

The PERSONAL Agent

Guide Price £300,000

Freehold

- Three new rooftop apartments already approved
- A mix of one, two and three bedroom flats
- 209.8 sq m of consented new residential space
- Private balconies to all three new apartments
- Far-reaching views across Epsom and to London
- Excellent site for build to let investment
- Unique multi-generational living opportunity
- Planning consent granted until June 2027
- Freehold of 83 & 85 East Street included with £8000 income PA
- Build ready site, with new floor to be added to existing block



A rare opportunity to acquire a consented residential development opportunity in central Epsom, together with the Freehold interest of 83 & 85 East Street in its entirety, including approximately £8,000 per annum in ground rent income from the existing 32 apartments and an interest in an area of the rear car park.

Planning permission has already been granted for the creation of three new apartments above the existing building, providing an attractive opportunity for a developer or investor to add significant new residential accommodation without the requirement for additional development land.

The approved scheme provides for the addition of a new rooftop floor containing a well-balanced mix of one one bedroom, one two bedroom and one three bedroom apartment, extending to approximately 209.8 sq m in total.

Designed above the existing four-storey building, the scheme makes efficient use of the current flat roof. The proposed apartments are generously proportioned, comprising a one-bedroom home of approximately 53.1 sq m, a two-bedroom apartment of 64.0 sq m and an impressive three-bedroom apartment of approximately 92.7 sq m. Each exceeds the relevant national minimum space standard and benefits from a private balcony.

The scheme offers an exciting opportunity for investors or developers, potentially providing three new rental homes alongside acquisition of the Freehold interest and associated ground rent income.

Alternatively, the three adjoining apartments on a self-contained floor could suit multi-generational living, allowing three generations of one family to live independently while remaining together in one location.

The elevated position is a key feature of the scheme. Set above the existing building, the new apartments have been designed to take advantage of far-reaching views across Epsom and towards the London skyline, providing an attractive point of difference for the finished homes. With planning already secured, this offers a developer the opportunity to progress towards delivery without the uncertainty and timescales of promoting a new scheme.

Located in central Epsom, the development is exceptionally well placed for the town centre, railway station and extensive shops, restaurants, cafés and amenities.

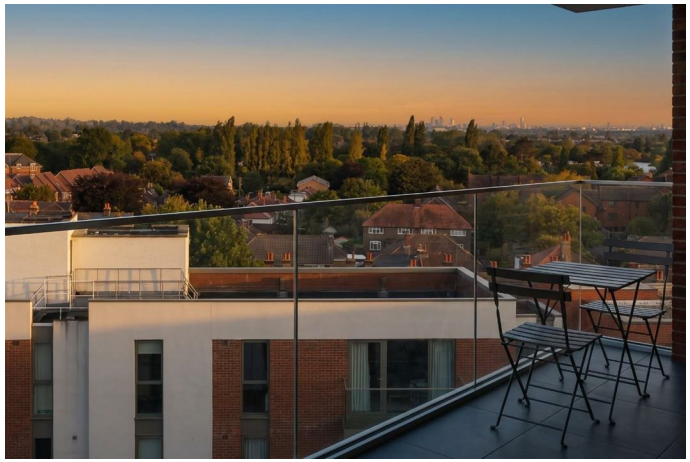
Planning permission was granted on 26 June 2024 under reference 22/01954/FUL, with consent capable of implementation until June 2027, subject to its conditions and Section 106 agreement. Interested parties should satisfy themselves regarding the planning position, implementation requirements, measurements, title, Freehold interest, ground rent income and all other relevant matters through their own professional advisers.

CGI images and external photomontages are indicative and for illustrative purposes only. They demonstrate the general appearance and potential of the proposed development and may not precisely reflect the approved planning drawings.

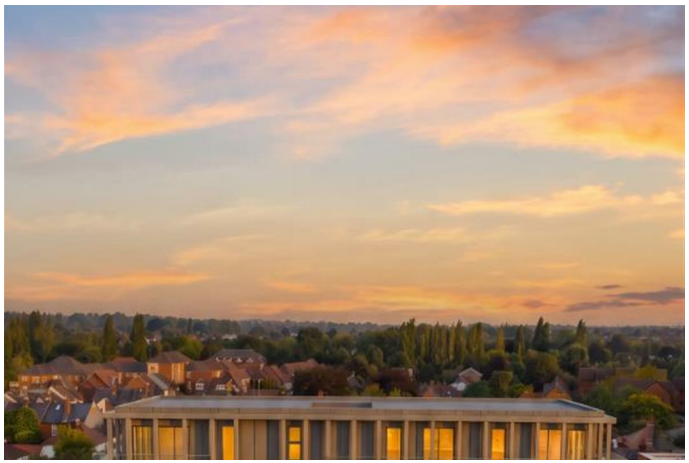
Further information, including approved drawings and planning documentation, is available through The Personal Agent's Epsom office.



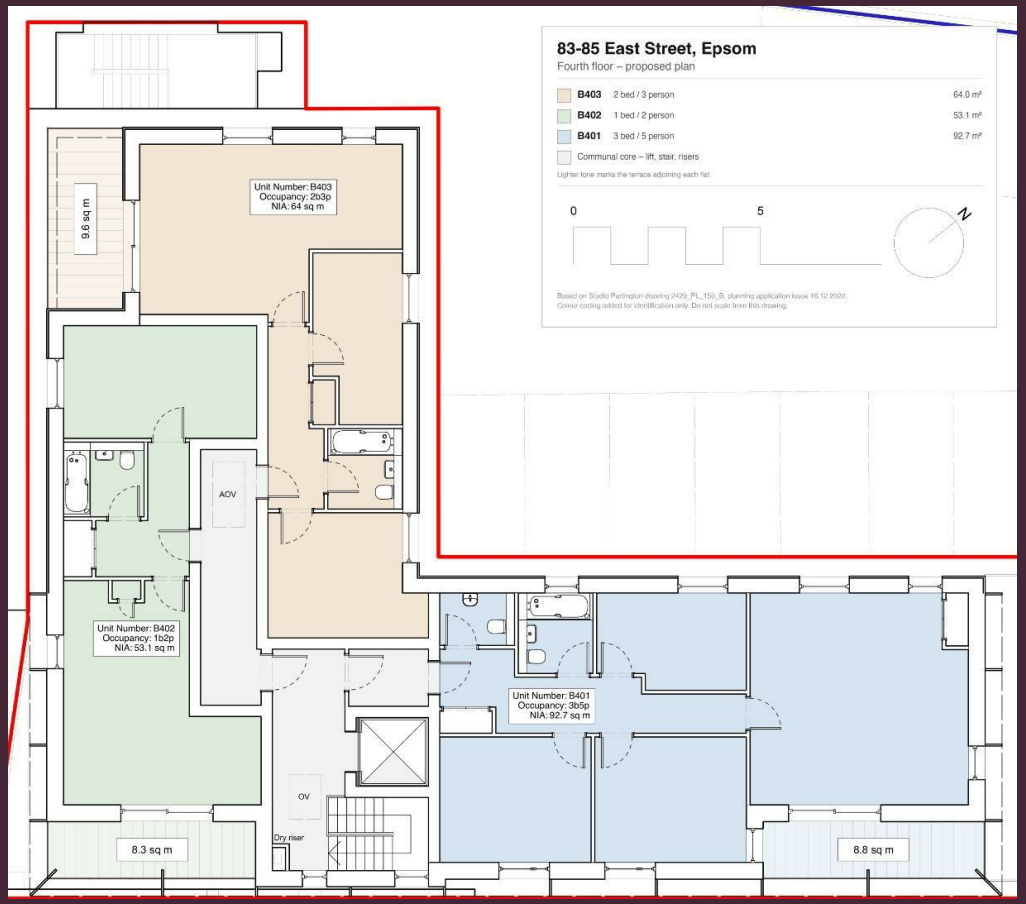


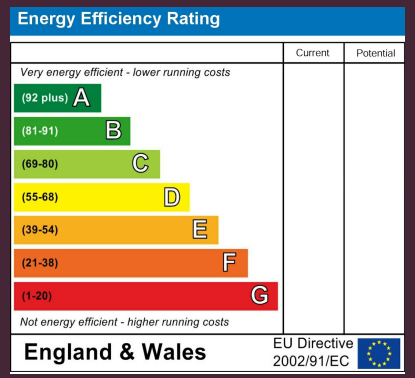












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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.