



Milton Road, Sutton, SM1 2QR

Guide price £700,000



MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

Potential Development Site For Sale. This site is subject to granted planning permission to build six highly stylish, modern apartments. The site is within a very central Sutton location close to local amenities and public transport and train station.

**OVERVIEW**  
 LOOKING TO EXTEND OR DEVELOP? look no further, this 4187 sqft CORNER PLOT, with immense potential, LARGE GARDEN 68FT GARDEN only 10 mins to Sutton High street. DETACHED DEVELOPMENT OPPORTUNITY PLANNING DRAWINGS AVAILABLE 6 UNITS.  
 Looking to extend or develop, this might be the place for you! In the heart of Sutton a fantastic opportunity with immense potential corner plot. 11.5m wide plot, if you want to create your dream home or you are starting up as a developer look no further.

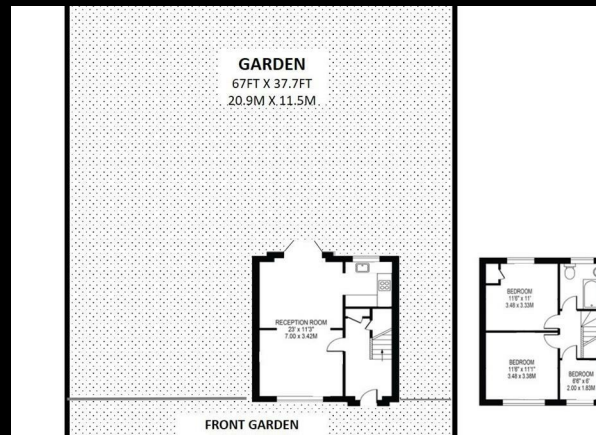
Looking to extend or develop, this might be the place for you. In the heart of Sutton a fantastic opportunity with immense potential corner plot. 11.5m wide plot, if you want to create your dream home or you are starting up as a developer look no further.

3 bed, detached property, 2 receptions Kitchen with scope to extend and develop.

Planning potential for demolition of existing dwelling and erection of a four storey building (including accommodation in the roof space) to provide 6 flats including associated amenity space, cycle and refuse storage and landscaping.

- Flat A - 3bed [5p] flat - 111m<sup>2</sup>
- Flat B - studio flat - 37m<sup>2</sup>
- Flat C - 2bed [3p] flat - 67.0m<sup>2</sup>
- Flat D - studio flat - 37.0m<sup>2</sup>flat
- Flat E - 2bed [3p] flat - 67.0m<sup>2</sup>

Central SUTTON, only mins to the shopping centre and high street, with close approx. to all transport buses, 3 train stations within a 1mile radius. Gym facilities with Sutton fc stadium walking distance



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           |   |         |           |
| (92 plus)                                   | A       |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (81-91)                                     | B       |           | (92 plus)   | A       |           |
| (69-80)                                     | C       |           | (81-91)   | B       |           |
| (55-68)                                     | D       |           | (69-80)   | C       |           |
| (39-54)                                     | E       |           | (55-68)   | D       |           |
| (21-38)                                     | F       |           | (39-54)   | E       |           |
| (1-20)                                      | G       |           | (21-38)   | F       |           |
| Not energy efficient - higher running costs |         |           |   |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |

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