For Sale
Permitted Development Opportunity

North House, 31 North Street, Carshalton, Sutton, SM5 2HW
Location

The property is situated along the western side of North Street, within the London Borough of Sutton.

Carshalton Mainline Railway station is situated just over 100m to the North of the site which provides regular services into London Victoria and London St Pancras. Journey times are approximately 30 minutes and 45 minutes respectively.

Carshalton bus stop is located directly opposite the site providing access to surrounding towns including Purley, Crystal Palace, Tooting and Morden.

Description

The building comprises of B1 office space extending to approximately 5,692 ft² over three storeys.

There are 10 car parking spaces in total which can be accessed via Station Road/ Tyrell Court.

The building is currently unoccupied and will be offered with vacant possession.

Planning

The property benefits from change of use to residential (Application Reference: C2014/70347) to provide 13 residential apartments, 9 x one bedroom and 4 x two bedroom apartments for private sale.
North House, 31 North Street, Carshalton, Sutton, SM5 2HW

Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Second Floor Plan

Photograph facing South from Station Road
**Tenure**
The freehold interest in the site is offered for sale.

**Price**
Offers in excess of £1,250,000

**VAT**
We understand the property is not elected for VAT.

**Viewing**
The property can be viewed from the adopted Highway; however, access on to the property must be arranged by appointment through the vendor’s agent.

**Offers**
Offers must be in writing to the sales agent and must include the following information:
- State the name of your solicitor;
- Provide financial evidence of your ability to complete the purchase and track record;
- Timescales for exchange of contracts and completion of sale.

**Further Information**
On request we can provide the following information;
- Approved Plans
- Energy Performance Certificate

SUBJECT TO CONTRACT
Stiles Harold Williams prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Stiles Harold Williams will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Stiles Harold Williams may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.

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**making property work from offices in London and across the south east**

Viewing
Strictly by appointment with the vendor’s agents Stiles Harold Williams
69 Park Lane, Croydon, Surrey CR0 1BY

Richard Plant
Direct Line: 020 8662 2718
Email: rplant@shw.co.uk

Jordan Oldfield
Direct Line: 020 7183 2529
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www.shw.co.uk
Dear Sir/Madam

Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2013 No. 1101) Class J

PRIOR APPROVAL IS REQUIRED AND GRANTED

LOCATION: North House 31 NORTH STREET Carshalton SM5 2HW
PROPOSAL: Change of use from an office to a residential use providing (9 one bed, 4 two bed) along with 10 car parking spaces.
APPLICANT: Mr Skinner

The Council of the London Borough of Sutton as Local Planning Authority under the provisions of Class J of the Town and Country Planning (General Permitted Development) (Amendment) Order 2013, confirm that:

Prior approval is required Under Class J, Part 3 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 to assess the transport and highways impacts of the development and the contamination and flood risks on the site; and, prior approval is granted subject to the following conditions as the transport and highway conditions of the locality would not be adversely affected and the contamination and flood risks on the site are low.

(1) The development shall not be occupied until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority to provide a secure covered cycle parking area. The approved details shall be implemented, and thereafter be permanently maintained.

Reason: To encourage access by non-car modes and facilitate integration between sustainable forms of transport.

INFORMATIVES.

(1) The drawing no(s). relating to this decision are SK-01 (Site Plan) and SK-01 Rev.1 (PD Layout).

(2) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government
(Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5070.

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(3) The applicant's attention is drawn to the fact that the use of the building for purposes falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order must be begun before 30th May 2016, period after which the current permission validity will be expired.

(4) This permission creates one or more new units which will require a correct postal address. Contact the Street Naming and Numbering Section at 24 Denmark Road, Carshalton, Surrey SM5 2JG, telephone 020 8770 5070 or e-mail street.naming@sutton.gov.uk.

Executive Head of Economic Development, Planning and Sustainability. Date: 17 November 2014
APPEALS.

If the applicant does not agree with the decision of the Council they alone may appeal in accordance with sections 78 and 79 of the Town and Country Planning Act 1990

(a) against a refusal of permission or
(b) against the imposition of one or more conditions

within 6 months from the date of the decision notice or if the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice (Insert Ref number) you must appeal within 28 days of the date of this notice. If an enforcement notice is subsequently served then you have 28 days from the date of the enforcement notice or 6 months (12 weeks in the case of a householder appeal) of this decision whichever period expires earlier. Before you decide to appeal you may wish to consider amending your proposal to meet the Council’s reasons for refusing permission. The Council’s planning staff are always prepared to discuss with you ways to avoid an appeal by submitting an alternative application. This may involve a charge in line with our pre-application service.

If you decide to appeal you must get the correct form from the Secretary of State for the Environment, at The Planning Inspectorate, Room 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PB (Tel: 0117-372 6372). When you have completed the form you should send copies to the following:

(a) Director of Environmental Services, 24 Denmark Road, Carshalton, Surrey SM5 2JG
(b) The Secretary of State for the Environment (address as above).

Remember to keep a copy for your own records. The Secretary of State can allow a longer period for you to give notice of an appeal but only in special circumstances.

There are certain cases where the Secretary of State will not entertain an appeal. Further details are available from Bristol.

PURCHASE NOTICES.

Part VI of the Town and Country Planning Act 1990 deals with cases where planning permission is refused or granted subject to conditions and the owner of the land claims that the land is incapable of “reasonably beneficial use”. A Purchase Notice can be served on the Council requiring the owners interest in the land to be purchased.

CLAIMS FOR COSTS.

In certain circumstances following an appeal decision a claim may be made against the Local Planning Authority for compensation. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.