

Ref: RE/2006

WINDLESHAM, SURREY
RESIDENTIAL DEVELOPMENT SITE
Subject to Planning Consent
Land Area 25,835 sq ft / 0.59 acres
FREEHOLD for SALE – NO VAT
Income from Short Term Leases



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Plotted Scale - 1:1250. Paper Size – A4

ADDRESS: CHURCH ROAD, WINDLESHAM, SURREY. GU20 6BH.

Agency · Development · Investment · Management · Rating · Rent Reviews

Matthew Pellereau is the trading name of Matthew Pellereau Limited.

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LOCATION: The property is located to the South East of the junction between Church Road and Kennell Lane within the village of Windlesham. The M3 Junction 3 is about a mile away and the A30 trunk road within half a mile.

DESCRIPTION: Comprised two adjoining properties:-

Matthew's Corner Garage. A single story office/showroom, vehicle, wash area and tarmacadam/concrete hardstanding for parking or open storage.

Shanklin. A three bedroom house, reception, kitchen and WC/bathroom with garage, parking at front and a garden to the rear. Various garages and outbuildings are accessed separately with a gravel parking area.

ACCOMMODATION: Based on the RICS Code of Measuring Practice we calculate the approximate areas are as follows:

Matthew's Corner Garage

Total Gross Internal Area	1,000 sq ft.	92.90 m ²
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Shanklin

Total Gross Internal Area	925 sq ft.	85.9 m ² .
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Combined Site Area 25,835 Sq ft. 0.59 acres

AMENITIES: **Matthew's Corner Garage.**

- Mains water, electricity and drainage to mains sewer.
- 2 WC's and kitchen areas.
- Electric heaters for hot water.
- Parking for around 100 vehicles.

Shanklin.

- Mains water, electricity and drainage to mains sewer.
- WC, bath and shower.
- Large kitchen.
- Gas boiler servicing radiators and providing hot water.
- Various garages and extensive parking.

(NOTE: The service installations are believed to be in operational condition but they have not been tested therefore no warranty can be made by the Vendor or their agents.)

PLANNING: The properties are within the Green Belt, the Windlesham Neighbourhood Plan Area and the Church Rd Conservation Area. The current use of the garage is commercial car business, having formerly been a garage for many years so can be considered to be a Brownfield Site.

In 2010 a Certificate of Lawfulness of Existing Use was granted in respect of the land to the rear of Shanklin which is currently used by the vendors. This allows this area behind Shanklin to be used for parking, storage and valeting of cars. The

garage could therefore be considered to be a Sui Generis use. With this form of specific commercial use on a Brownfield Site there is the possibility of seeking planning for Change of Use of the site or redevelopment to either Commercial or Residential Uses subject to planning consent. Please contact Surrey Heath Borough Council for full details of planning history and prospects for alternative uses for the property.

TENANCY: **Matthew's Corner Garage** has been let to Alliance Cars Ltd for five Years from 5th July 2022 on a full repairing and insuring basis at a commencing rent of £52,000 pa with fixed increase to £54,000 pa after 2 years, and £56,000 pa after 4 years, Subject to a Mutual Break on 2 month's notice effective 5 July 2024.

Shanklin is let on a short term residential tenancy.

GROUND CONDITIONS: Groundsure Ltd undertook a Phase 1 Environmental Risk Assessment of the garage dated 6th October 2008. In July 2017 ASL Environmental reviewed the previous report and provided factual results from an intrusive investigation and subsequent laboratory analysis together with interpretative comments and assessment of the contaminated status of the site. Copy of the ASL report which includes a summary of the earlier report is available on request.

TENURE: The combined properties are for sale freehold subject to and with the benefit of the leases.

PRICE: We are instructed to seek offers in the region of £2,350,000 for our Client's freehold interest in the above properties subject to the short term leases and subject to contract.

VAT: The properties are not elected for VAT and therefore VAT will not be payable on the purchase price.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VIEWING: Strictly by appointment with the Sole Agents:-

Matthew Pellereau Limited

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