

Ref: R/2012

WINDLESHAM, SURREY

SHANKLIN + RESIDENTIAL DEVELOPMENT

WITH FULL PLANNING CONSENT FOR 6 HOUSES

TOTAL LAND AREA 25,835 Sq ft 0.594 ACRES

FREEHOLD for SALE – NO VAT



**ADDRESS: SHANKLIN & MATTHEW'S CORNER GARAGE,
CHURCH ROAD, WINDLESHAM, SURREY. GU20 6BH.**

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Matthew Pellereau is the trading name of Matthew Pellereau Limited.

These particulars are for guidance of intending purchasers or lessees only and do not constitute any part of an offer or contract. These details are given in good faith but should not be relied on as statements or representations of fact. No employee of Matthew Pellereau has any authority to make or give any representation or warranty.

LOCATION: Set in the popular village of Windlesham with excellent transport links to London, Heathrow and beyond. Great local amenities including national and independent shops, many pubs and restaurants, good schools and famous attractions including Ascot racecourse and Windsor Great Park.

DESCRIPTION: Two adjoining properties presently divided as follows:-

Shanklin House. A refurbished single story brick house with living room, three bedrooms, re-fitted kitchen, modern bathroom/WC, surrounding garden and ample parking.

Shanklin Rear Area. Land with a number of single story timber buildings. The property accessed along a roadway between the Shanklin dwelling and Matthew's Corner Garage.

Matthew's Corner Garage. Land with a single story brick Office/showroom with hardstanding.

ACCOMMODATION/SITE AREA:

Shanklin House.	812 sq ft	75 m ²
Site area 4780 sq ft	0.044 Hectares	0.110 Acres

Shanklin Rear Area.		
Site area 5640 sq ft	0.053 Hectares	0.130 Acres

Matthew's Corner Garage.		
Showroom/Office	1000 sq ft	92.9 m ²
Site area 15,415 sq ft	0.143 Hectares	0.354 Acres

TOTAL LAND AREA	25,835 sq ft	0.240 Hectares	0.594 Acres
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AMENITIES: **Shanklin House.** Mains water, gas, electricity and drainage to mains sewer. Gas fired boiler providing hot water and central heating throughout via radiators.

Shanklin Rear Area. Mains water and electricity.

Matthew's Corner Garage. Mains water, electricity and drainage to mains sewer.

GROUND CONDITIONS: **Shanklin House and Shanklin Rear Area.** No ground survey has been undertaken.

Matthew's Corner Garage. 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.



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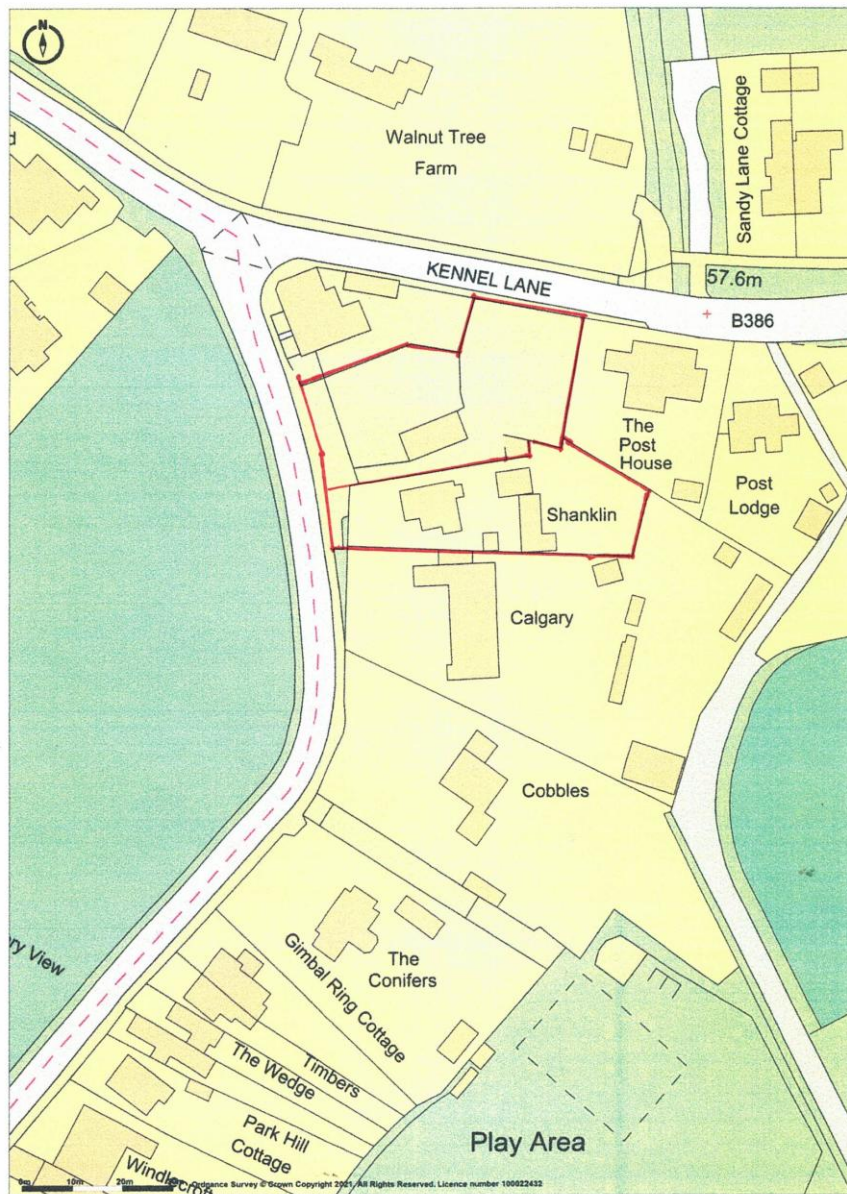
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- PLANNING:** Please note that Planning Permission was granted by Surrey Heath Borough Council on the 29th July 2025 Ref 25/0393/FUL full consent for the “erection of 6 no. dwellings in the form of 2 no. two storey terraced buildings (comprising 3 no. 2 beds and 3 no. 3 beds), associated parking and landscaping following demolition of the existing buildings on site. (Existing dwelling of Shanklin to be retained)”. Full details of the permission is on the SHBC Planning website.
The Schedule of Conditions includes the following:-
1. The development hereby permitted shall be begun within 1 yr of the date of the permission.
2. The CIL liability to pay is £168,620.79 on commencement.
- TENURE:** **Shanklin House and Shanklin Rear Area.** For Sale Freehold with the benefit of full vacant possession and with the benefit of the Planning Consent Ref 25/0393/FUL, and subject to a right of Way being granted to Shanklin to and from Church Road.

Matthew’s Corner Garage. For Sale Freehold with the benefit of full vacant possession and with the benefit of the Planning Consent Ref 25/0393/FUL, and subject to a right of Way being granted to Shanklin to and from Church Road.
- PRICE:** **Shanklin House and Shanklin Rear Area.** We are instructed to seek offers in the region of £1,050,000 for our Client’s freehold interest subject to contract and as detailed above.

Matthew’s Corner Garage. We are instructed to seek offers in the region of £1,300,000 for our Client’s freehold interest subject to contract and as detailed above.
- VAT:** All areas are not elected for VAT.
- LEGAL COSTS:** All areas. Each party to be responsible for their own legal costs.
- VIEWING:** Strictly by appointment with the Sole Agents:-

Matthew Pellereau Limited
Tel: 01276-601791
Email: matthew@matthewpellereau.co.uk
www.matthewpellereau.co.uk



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

Matthew's Corner Garage Church Road Windlesham Surrey, GU20 6BH

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Energy performance certificate (EPC)

Shanklin Church Road WINDLESHAM GU20 6BH	Energy rating E	Valid until: 21 January 2034
		Certificate number: 5300-4911-0922-1391-3943

Property type

Detached bungalow

Total floor area

75 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

