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Ref: R/2012

## WINDLESHAM, SURREY

### SHANKLIN + RESIDENTIAL DEVELOPMENT WITH FULL PLANNING CONSENT FOR 6 HOUSES

**FREEHOLD for SALE – NO VAT**



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

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

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:**

<b>Shanklin House.</b>	812 ft. <sup>2</sup>	75 m <sup>2</sup>	
Site area	4780 sq ft	0.04 Hectares	0.107 Acres

<b>Shanklin Rear Area.</b>			
Site area	5640 sq ft	0.053 Hectares	0.130 Acres

<b>Matthew's Corner Garage.</b>			
Showroom/Office	1000sq ft	92.9 m <sup>2</sup>	
Site area	15415 sq ft	0.143 Hectares	0.317 Acres

**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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**TENANCY:** **Shanklin House and Shanklin Rear Area** is sold with benefit of full vacant possession.

**Matthew's Corner Garage** is let to Alliance Cars Ltd for five Years until the 5th July 2027 on a full repairing and insuring basis at a current rent of £54,000 pa until 5th July 2026 when there is a fixed increase to £56,000 pa until expiry of the Lease.

**Please note:** By negotiation the finalisation of the Freehold sale can be delayed until, together with the potential purchaser, an accommodation with Alliance Cars Ltd can be reached in respect of a vacant possession timetable.

**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.** Garage For sale freehold subject to and with the benefit of the lease detailed above, 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.

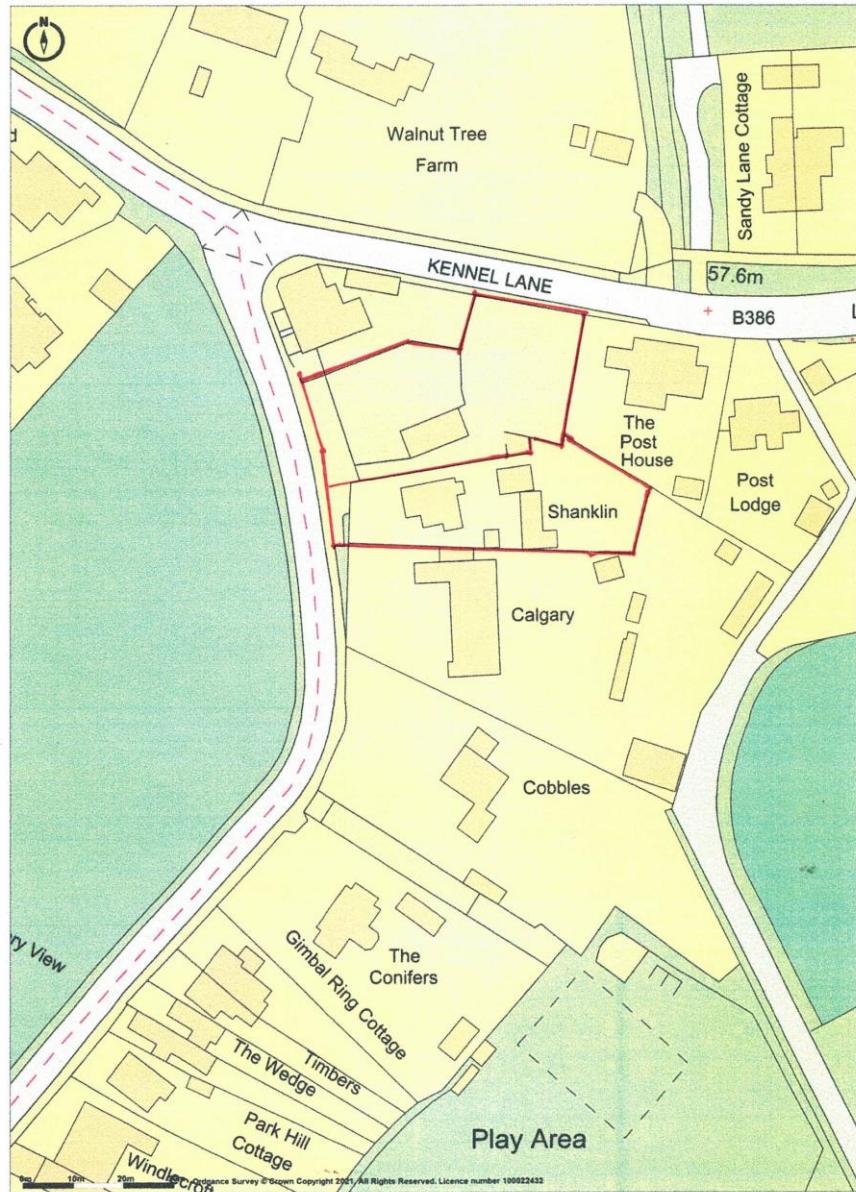
**Matthew's Corner Garage.** We are instructed to seek offers in the region of £1,300,000 for our Client's freehold interest subject to contract and as detailed above.

**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](mailto:matthew@matthewpellereau.co.uk)**  
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**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 <b>E</b>	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

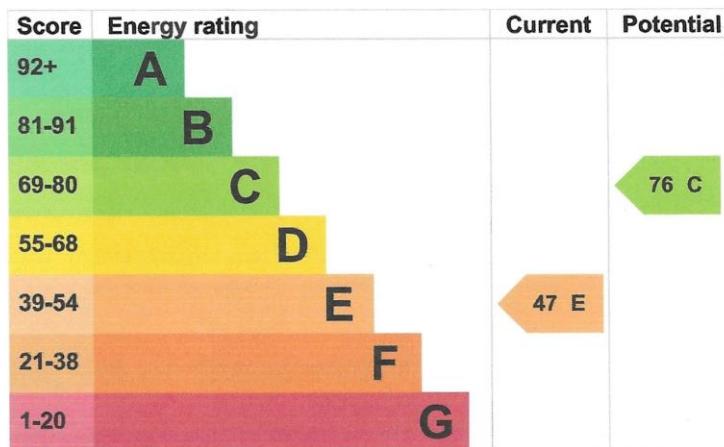
Properties can be let if they have an energy rating from A to E.

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>).

## 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.](#)



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



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