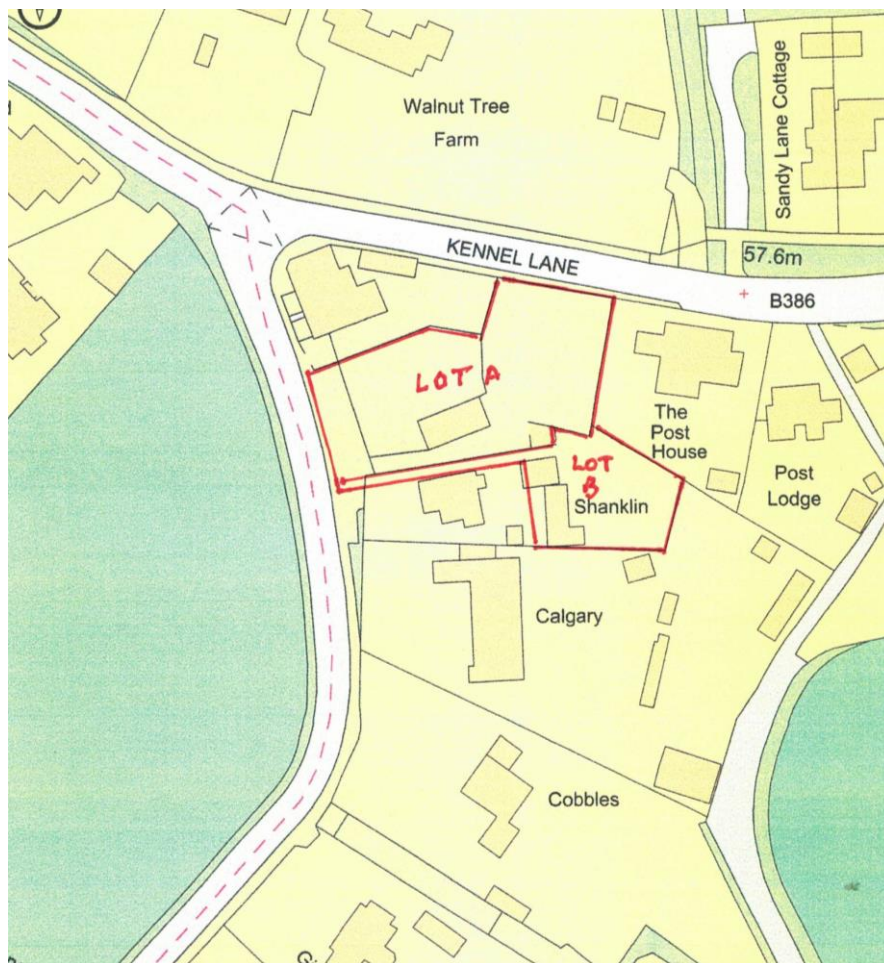


WINDLESHAM, SURREY
RESIDENTIAL DEVELOPMENT SITES
With Full Planning Consent for 6 dwellings.
Combined Sites Area 0.20 Hectares/ 0.483 acres
FREEHOLDS for SALE – NO VAT
Lot A benefits from a Short Term Lease



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Plotted Scale - 1:1250. Paper Size – A4

ADDRESS: MATTHEW'S CORNER GARAGE AND BULDINGS/LAND TO REAR OF SHANKLIN, 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: The properties 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 both within the area granted Planning Consent Ref 25/0393/FUL:-

LOT A - Matthew's Corner Garage.

Land with a single storey brick office/showroom with hardstanding.

LOT B - Buildings & Land to the rear of Shanklin.

Land with a number of single storey timber buildings. Accessed along a road between Matthew's garage and the Shanklin dwelling.

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

LOT A - Matthew's Corner Garage

Site area 15,415 sq ft 0.143 Hectares 0.353 acres

LOT B - Buildings & Land to the rear of Shanklin.

Site area 5,640 sq ft 0.053 Hectares 0.130 acres

Please note that Lot A presently provides a single storey brick showroom/office of 1,000 sq ft (92.9 m²)

AMENITIES: **Lot A - Matthew's Corner Garage.**

Mains water, electricity and drainage to mains sewer.

LOT B - Buildings & Land to the rear of Shanklin

Mains water & electricity.

PLANNING: Combined Lots A & B have the benefit of the following:-
Surrey Heath Borough Council granted full planning consent reference 25/0393/FUL on 29th July 2025 for "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 building on site. (Existing dwelling of Shanklin to be retained)".
Full details of permission and other documents can be supplied on application or direct from Surrey Heath Borough Council Planning Department website.

Subject to a Schedule of Conditions which include the following:-

1. The development hereby permitted shall be begun within one year of the date of this permission.
2. Surrey Heath Community Infrastructure Levy Liability to pay £168,620.79 on commencement of the above development.

**GROUND
CONDITIONS:**

Lot A - 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.

LOT B - Buildings & Land to the rear of Shanklin.

No ground survey has been undertaken.

TENANCY:

LOT A - 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. The vendor has not approached the tenant to discuss the possibility of agreeing terms for an early termination of the lease.

LOT B - Buildings & Land to the rear of Shanklin is sold with benefit of full vacant possession.

TENURE:

LOT A - Matthew's Corner 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.

LOT B - Buildings & Land to the rear of Shanklin.

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:

LOT A - 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.

LOT B - Buildings & Land to the rear of Shanklin

We are instructed to seek offers in the region of £700,000 for our Client's freehold interest subject to contract and as detailed above.

VAT:

Both LOTS are not elected for VAT.

LEGAL COSTS:

Both LOTS: Each party to be responsible for their own legal costs.

VIEWING:

Strictly by appointment with the Sole Agents for both LOTS:-

Matthew Pellereau Limited

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