



Owen  
Isherwood  
CHARTERED SURVEYORS

**FOR SALE / TO  
LET**

Freehold Interest with Development potential

7,754 sq. ft. (720.37 sq. m)

122 Green Lane, Addlestone, Surrey, KT15 2TE

**Considerations:**

Outside Greenbelt: Yes

Outside AONB: Yes

Outside SPA: Yes

Within Settlement: Yes

Conservation Area: No

Ancient Woodland: No

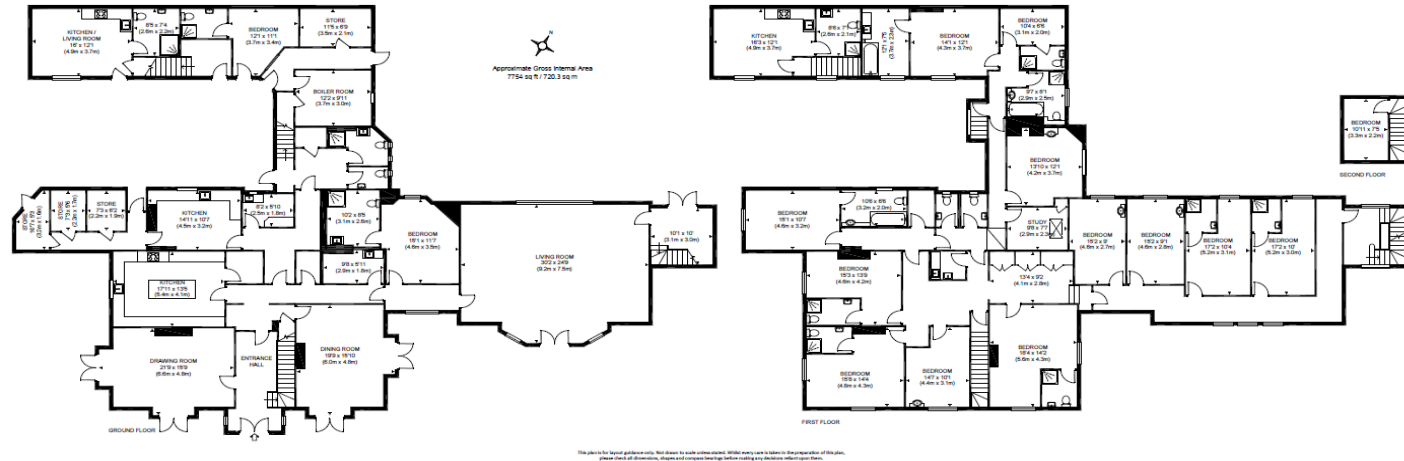
Flood Zone: No

TPO: Yes, but doesn't affect existing building.

Listed: No but potential local listing

Current use class: C2

Council: Runnymede



## LOCATION

The site is in the Northern suburbs of Addlestone and has excellent road connections via the M25. Addlestone Railway station is less than a mile from the subject property and Heathrow Airport is 15 minute by car.

## DESCRIPTION

Previously used by an NHS charity as a care operation, the site 7,000sq ft site is split over two floors with the current plot being split by the current Freehold owners for a new housing scheme.

## TENANCIES

The site is available with vacant possession.

## TERMS

Offers in the region of £140,000 for the Leasehold interest and £1,750,000 (no VAT).

## RATES

Rateable Value to be assessed.

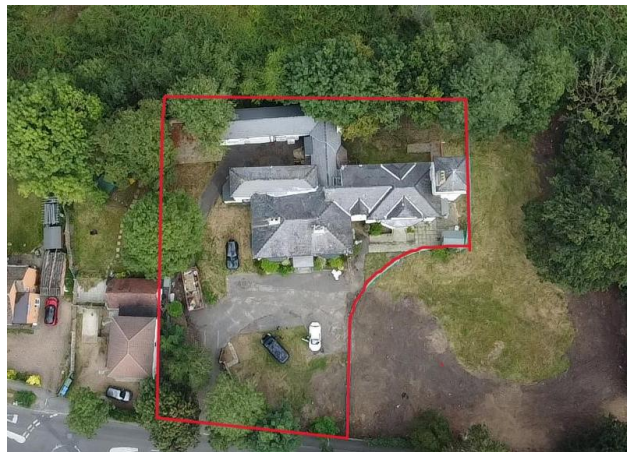
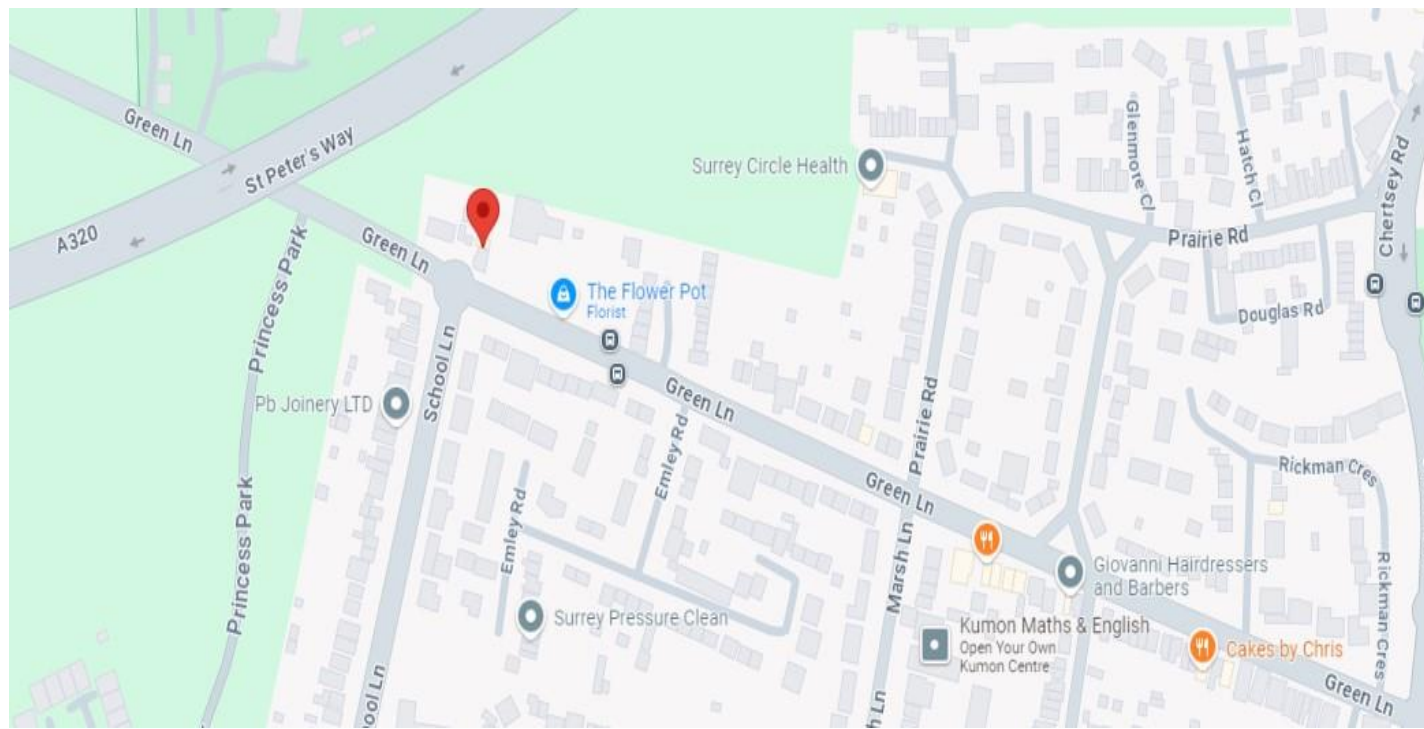
The sites is registered under local Council Tax Band H.

## EPC

B (42)

## LEGAL COSTS

Each party to bear their own costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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