

# BYFLEET ROAD

NEW HAW, SURREY, KT15 3LA

Prominent Development Opportunity, Subject to Planning (STP)

Lambert  
Smith  
Hampton

## The Opportunity

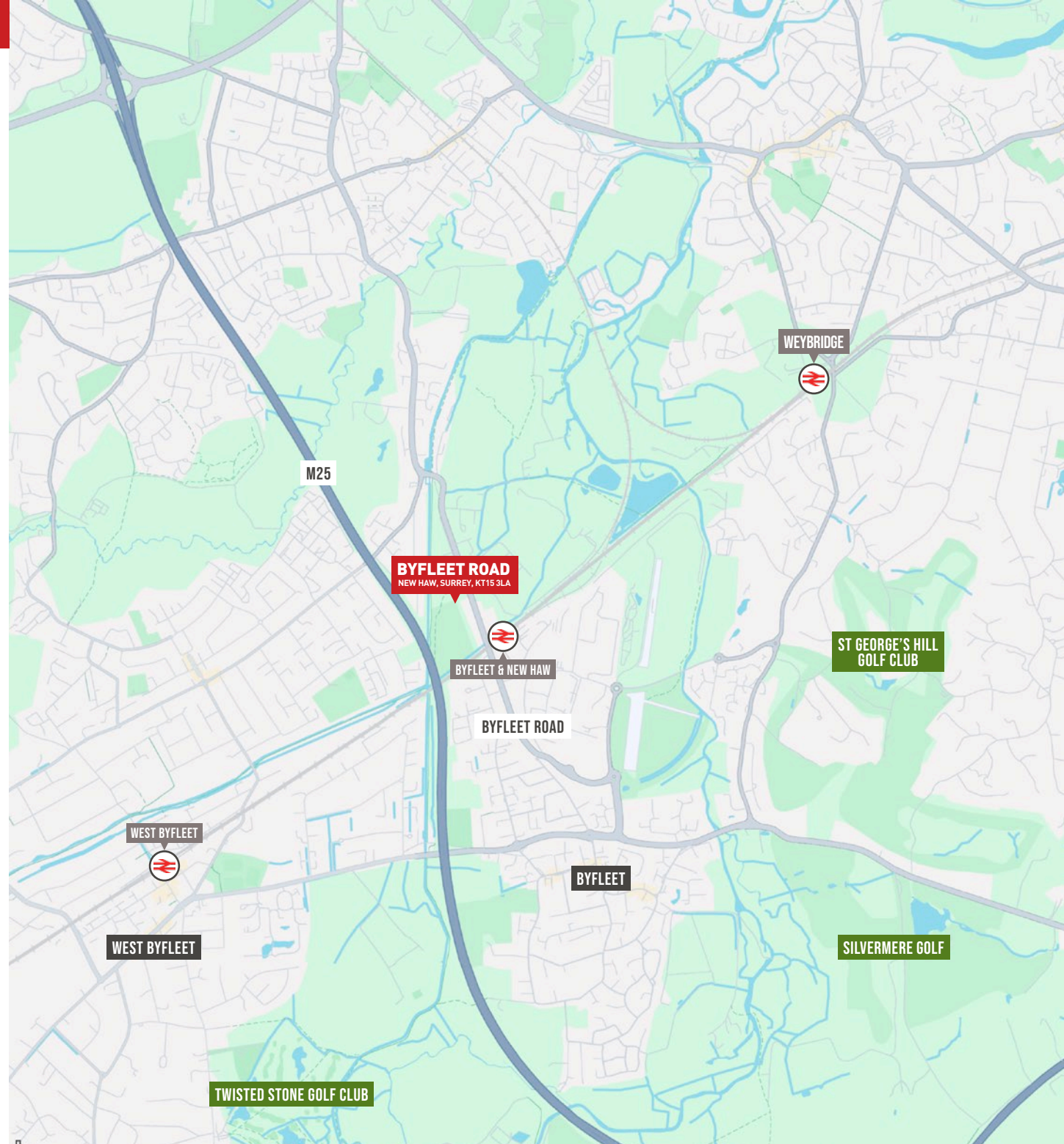
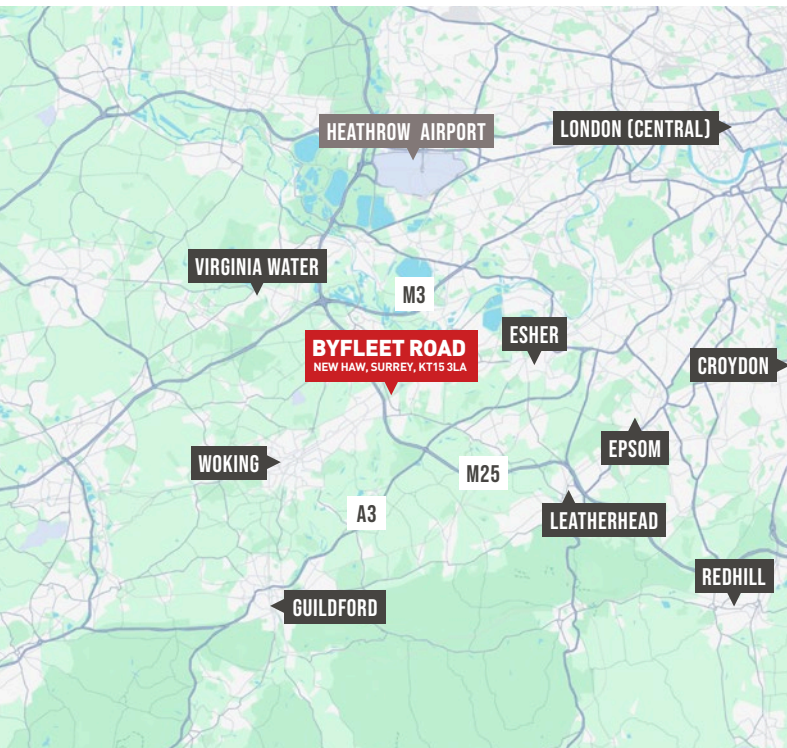
- + **Prominent Development Opportunity**, Subject to Planning (STP)
- + Approximately **0.97 acres (0.393 hectares)** of vacant land
- + Site borders a consented business park
- + Located between **Junction 10 & 11 of the M25**
- + **0.2 miles north** of Byfleet and New Haw Station

# Location

The site is located on Byfleet Road, New Haw, in Surrey, directly to the north of West Byfleet. Other nearby towns include Weybridge (2.5 miles south west), Woking (5 miles north east), Guildford (11 miles south) and Croydon (20 miles east).

New Haw is an established industrial location, benefiting from good access to the M25, being situated between Junctions 10 and 11, which provides strong connections to both the national and local road network. Other major routes include the M3 to the north and the A3 to the south.

Byfleet and New Haw station is situated 0.2 miles south of the site and is served by South Western Railway, providing regular services to London Waterloo (within 45 minutes) and Woking (within 10 minutes). Other notable stations within close proximity to the site include Weybridge, West Byfleet and Addlestone.

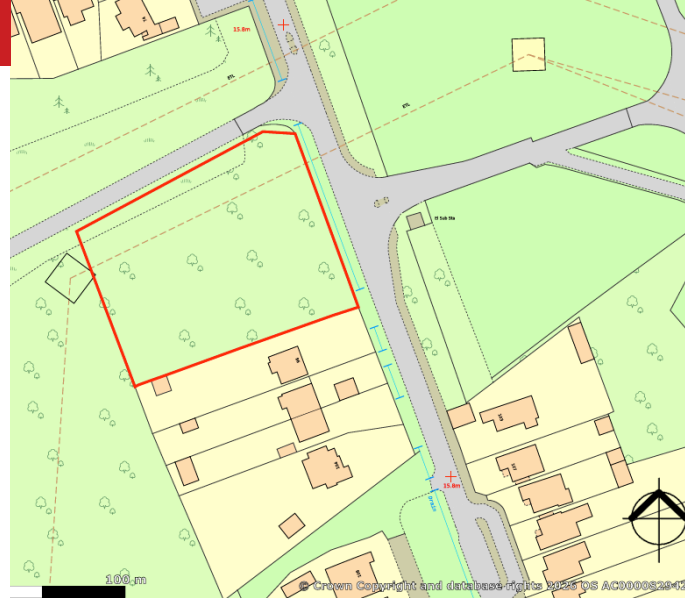


## Description

The site comprises a development opportunity (STP) extending to approximately 0.93 acres (0.383 hectares) and benefits from direct frontage to Byfleet Road, which provides access to the M25. The site is current vacant and designated as white land.

Bordering the site to the west is a consented Business Park (Planning Application No. RU.21/0207) which will provide industrial, storage and distribution floorspace, together with ancillary office accommodation.

*\*Note – Please refer to title plan for boundary of land available for purchase.*



## Planning

Located within the administrative area of Runnymede Borough Council, the site has been submitted to the 2030 SLAA, having previously been in the 2020 SLAA.

The land bordering the site to the west is a consented Business Park under planning application number RU.21/0207.



## EPC

The site has not been assigned an EPC rating

## Further Information

### Guide Price:

Upon application

### Tenure:

The freehold interest in the property is being offered for sale by informal tender.

### VAT:

The Vendor has elected to charge VAT.

### Method of Sale:

The freehold interest in the property is being offered for sale by informal tender unless sold prior.

### Viewings:

Viewings can be arranged for interested parties through the sole selling agent Lambert Smith Hampton. Please contact Charles McLean or Oliver Plaistowe to book a viewing.

### Legal Cost:

Each party is responsible for its own legal costs incurred in any transaction.

### Sales Process and Basis of Offer:

Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated. All bidders are required to complete a bid submission template which is available in the data room. The template requires bidders to state the financial offer, details of any conditions, solicitors, details and proof of funding for the transaction.

Bidders should submit their bid by email to **Charles McLean (ccmclean@lsh.co.uk)** and **Oliver Plaistowe (OPlaistowe@lsh.co.uk)** at Lambert Smith Hampton with subject reference: **"Byfleet Road – Bid"**. It is recommended that bidders make contact with Lambert Smith Hampton by telephone to confirm safe receipt of the email bid. Hard copies of any submissions should be sent to Lambert Smith Hampton, 55 Wells Street, London W1T 3PT, marked for the attention of Charles McLean, Head of Land and Development.

All offers are subject to contract. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

## Contact

For more information please contact:

### Charles McLean

✉ ccmclean@lsh.co.uk  
☎ 07795 297902

### Oliver Plaistowe

✉ oplai@lsh.co.uk  
☎ 07707 171817

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