

51/53/55/55a

Woodthorpe Road

Ashford, Kent TW15 2RP

0.41 ACRE FREEHOLD SITE
WITH LAPSED PLANNING
PERMISSION

Offers in Excess of:
£2,500,000

w. x **rybull**
group





Executive Summary



PROPERTY TYPE

Unconsented Development Site



SIZE

0.4 acres



COMMERCIAL / RESIDENTIAL

Both



CLOSEST TRAIN STATION

Ashford
(0.2 miles)



Woodthorpe
Road



Woodthorpe Road

About Woodthorpe Road

Land associated with Titles SY405889, SY405217, SY341278, SY349894

Circa 0.41 acres comprising a commercial business, a shop with a flat above, 4 further apartments in a block, a run of garages and a detached house.

320 yards from Ashford Station (trains to London Waterloo).

Really well positioned between the M3 & M4 not far from the M25 and Heathrow Airport.

Lapsed planning for 9 apartments on a small part of the land.

Current income from 4 flats, one detached house and garages to the rear.





Location

Woodthorpe Road occupies a highly accessible position in Ashford, Surrey, within an established residential area just 320 yards from Ashford Railway Station, providing regular direct services to London Waterloo.

The site also benefits from excellent road connectivity, situated between the M3 and M4 motorways, with convenient access to the M25 and Heathrow Airport. This strategic location offers strong transport links for commuters, businesses and future occupiers alike.



Planning

The land comprises Titles SY405889, SY405217, SY341278 and SY349894, extending across 51, 53, 55 & 55A Woodthorpe Road, Ashford, TW15 2RP (TW15 2RN).

A previous planning permission for 9 residential apartments was granted on part of the site but has since lapsed. Whilst no longer extant, the previous consent demonstrates the site's development potential and provides a useful planning precedent.

The availability of the wider landholding presents an opportunity for purchasers to explore the potential for a significantly larger redevelopment scheme, subject to obtaining the necessary planning consents.





Rental Income

UNIT	MONTHLY RENT	ANNUAL RENT
51 Woodthorpe Road	£1,700	£20,400
53 Woodthorpe Road	£1,400	£16,800
53A	£1,150	£13,800
53B	£1,400	£16,800
53C	£1,150	£13,800
2 x Garages	£100 each	£2,400
1 x Garage	£80 each	£960
TOTAL	£7,080	£84,960

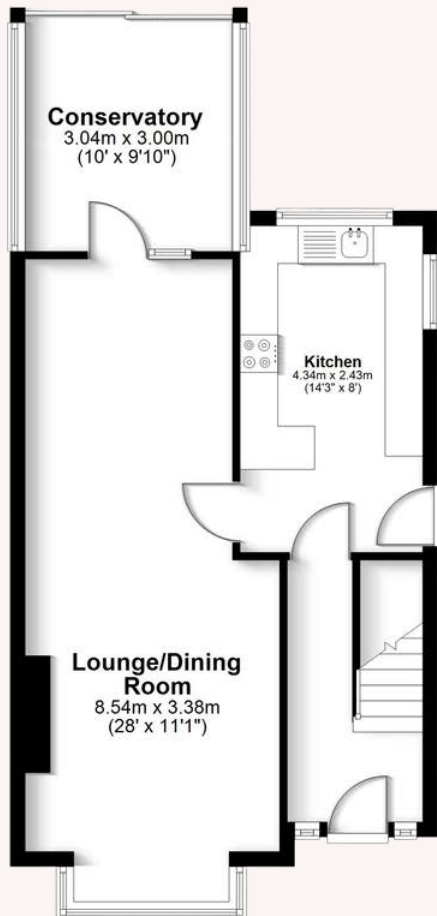
Floorplans

51 Woodthorpe Road

93.6 sq m (1,007.2 sq ft)

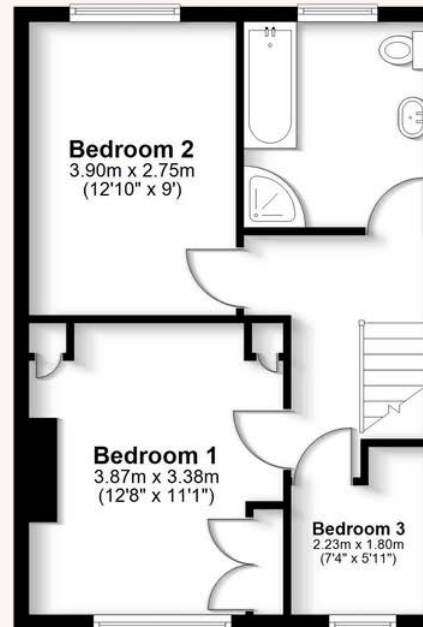
Ground Floor

52 sq m (559.8 sq ft)



First Floor

41.6 sq m (447.4 sq ft)



Woodthorpe
Road



Floorplans



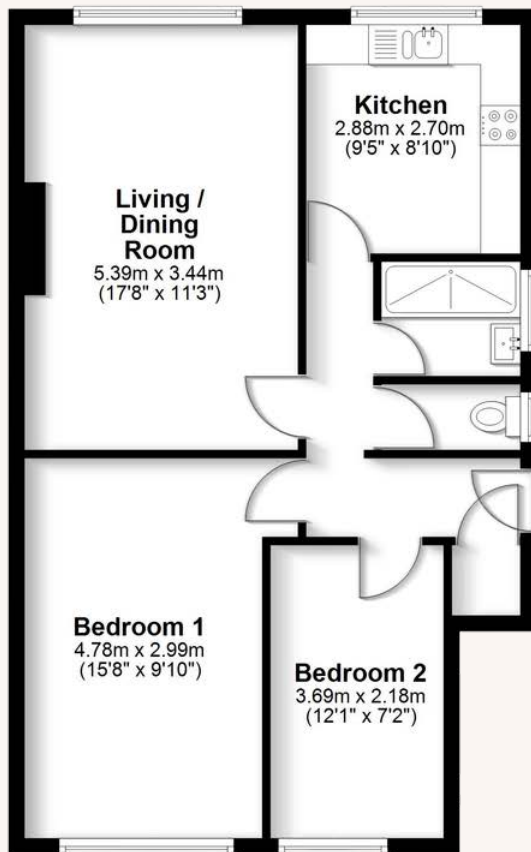
Woodthorpe
Road

53 & 53A Woodthorpe Road

61.1 sq m (657.7 sq ft) & 66.3 sq m (713.6 sq ft)

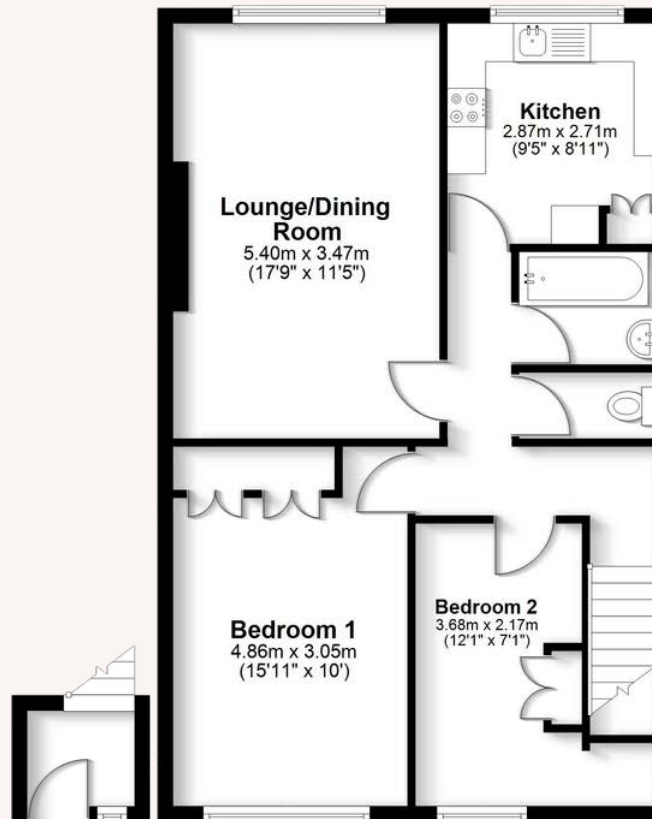
53 Woodthorpe Road

Ground Floor
61.1 sq m (657.7 sq ft)



53A Woodthorpe Road

Entry Way & First Floor
66.3 sq m (713.6 sq ft)



Floorplans



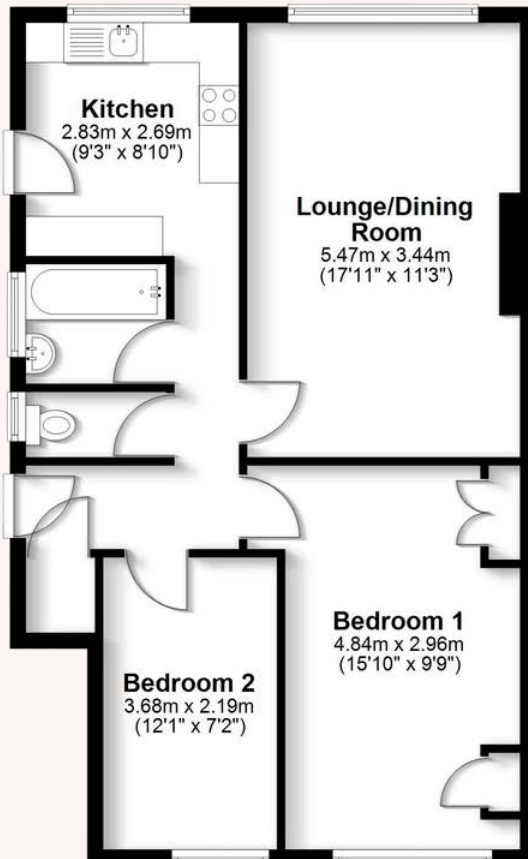
Woodthorpe
Road

53B & 53C Woodthorpe Road

61.1 sq m (657.7 sq ft) & 66.3 sq m (713.6 sq ft)

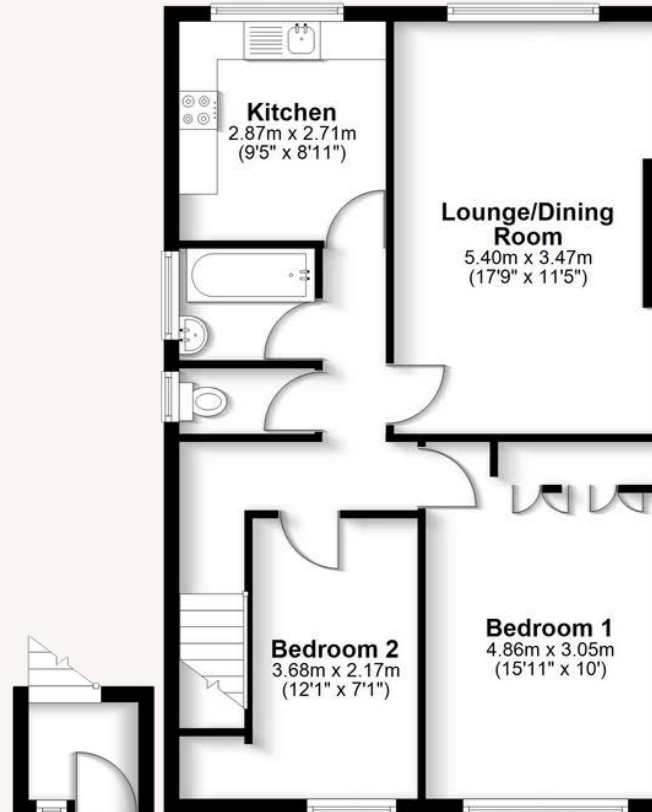
53B Woodthorpe Road

Ground Floor
61.8 sq m (665.3 sq ft)



53C Woodthorpe Road

Entry Way & First Floor
66.3 sq m (713.6 sq ft)



Floorplans

55 Woodthorpe Road

90 sq m (968.3 sq ft)

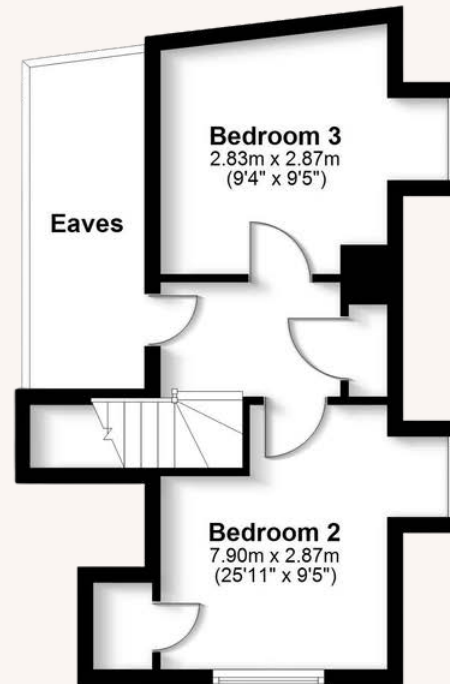
Entry Way & First Floor

3.9 sq m (42.3 sq ft) & 53.2 sq m (572.2 sq ft)



Second Floor

32.9 sq m (353.9 sq ft)



Woodthorpe
Road



Floorplans

Commercial Unit

299.8 sq m (3,226.5 sq ft)

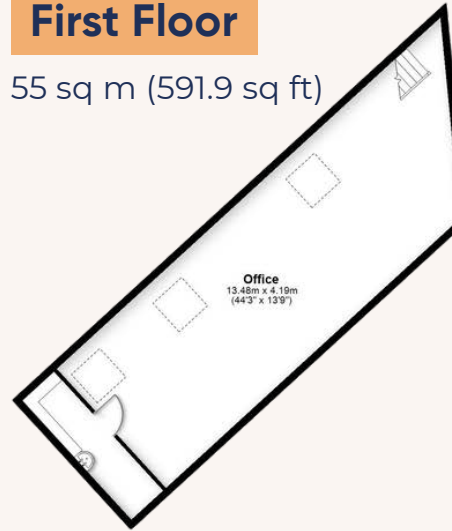
Ground Floor

244.8 sq m (2,634.6 sq ft)



First Floor

55 sq m (591.9 sq ft)



Woodthorpe
Road



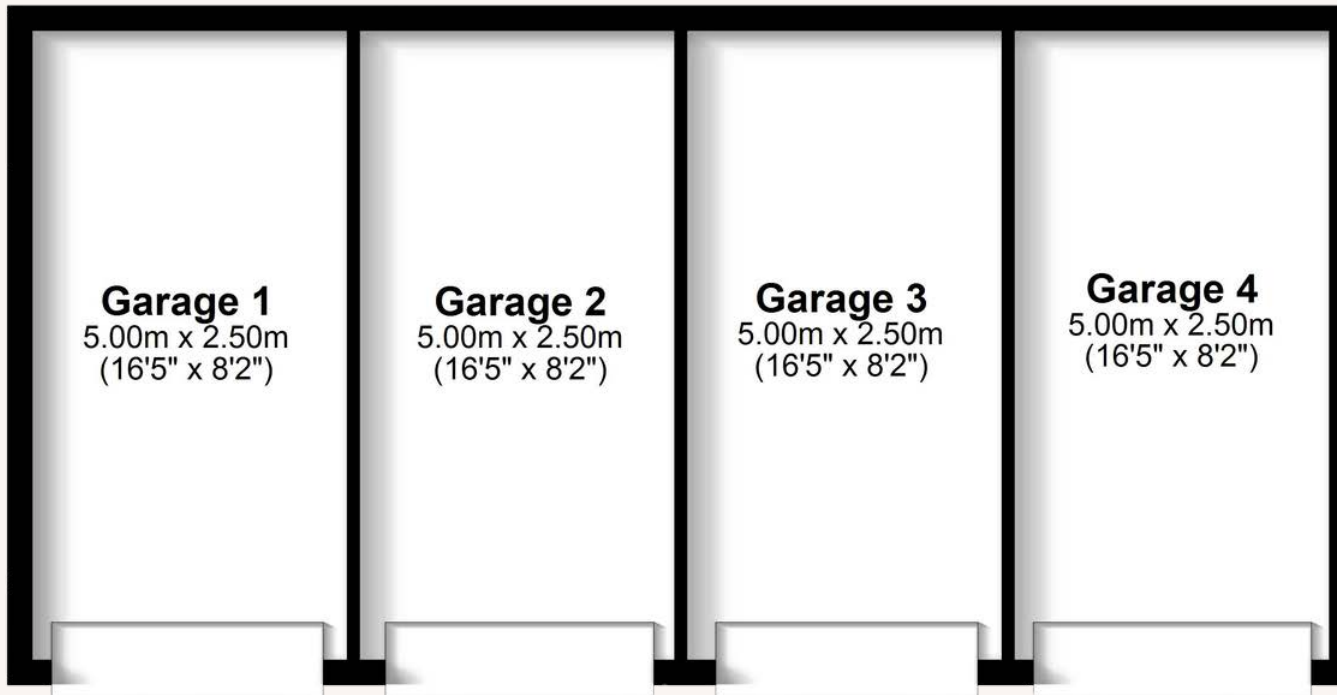
Floorplans

Garage Units

51.5 sq m (554.3 sq ft)

Ground Floor

51.5 sq m (554.3 sq ft)



Woodthorpe
Road



Further Information:

TENANCIES:

Tenancies

VAT:

VAT not applicable

PROPOSAL:

Offers in Excess of £2,500,000

VIEWINGS:

Available strictly by appointment only



Ian Bullimore
Co Founder at Rybull Group

ian@rybull.co.uk
01923 549 153



Chris Ryall
Co Founder at Rybull Group

chris@rybull.co.uk
01923 549 153

whozoo. x **rybull**
Commercial Property, Expertly Done group

T: 0333 200 8330

E: info@whozoo.co.uk

Unit 2, 2 Delacourt Road London SE3 8XA

www.whozoo.co.uk

[in www.linkedin.com/company/whozooltd/](https://www.linkedin.com/company/whozooltd/)

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