



Heathdene

21 Heath Road, Weybridge, Surrey, KT13 8TQ

Residential Development Opportunity (0.59 acres) in Prime Weybridge.

- Freehold Sold with Current Income.
- Significant Potential to Increase Existing Envelope.
- London Commuter Suburb.
- Excellent Site Access.
- Immediately Available.
- Site Measures 0.59 acres.

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Summary

Price	£4,000,000.00
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The substantial existing building is arranged over 2 floors and comprises 8 x 2 bedroom (C3) apartments of post-war masonry construction from the 1960's. Seven of the eight apartments are let on ASTs - generating approx. £115,200 per annum – each apartment has access to a garage. The apartments each measure 882 sq.ft (82 sq.m), thereby providing an NIA of c. 7,500 sq.ft (697 sq.m).

The current site does not fall into a Conservation Area within Elmbridge Council, nor is the site on Green Belt land. Winkworth Development & Commercial Investments are mandated to secure a buyer for the site on an unconditional basis. The site will be sold by way of Informal Tender with a bid deadline to be set in due course.

Location

Situated in the prestigious Weybridge neighbourhood on Heath Road (B374) - boasting a prime location just outside the gates of the exclusive St. George's Hill private estate. This enviable location allows future residents to fully enjoy all that Weybridge and its surroundings have to offer, including upscale shopping, dining, and a variety of leisure activities. The site is supremely located for both access to Central London & the Capital's major airports.

Connectivity

Train -The nearest station is Weybridge Station. It is located 0.6 miles from the subject property & provides fast services to London Waterloo Station (39 minutes).

Air – Heathrow Airport is 10.9 miles away and reachable within 15 minutes by car, or approx. 1 hour & 15 minutes via public transport.

Planning

The site does not benefit from any previous planning history but falls outside of the remit of Elmbridge Council's Conservation Areas & any pre-designated Green Belt land. The site however would be suited for continued residential use with a re-designed scheme or a care facility subject to securing the necessary planning consents.

Terms

Title and Tenure: The Freehold is offered for sale with Full Vacant Possession. Title Number: SY615911.

Method of Sale: The site will be sold by way of Informal Tender (unless sold prior).

Further details will be provided in due course. Please be advised that only unconditional offers will be considered.

VAT: All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

Viewings: Strictly through sole agents, Winkworth Development & Commercial Investment on 020 7355 0285 and made by prior appointment.

EPC: Available on Request.



Viewing & Further Information



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