55 & 55A
Woodthorpe Road

Ashford, Surrey TW15 2RP

0.21 ACRE FREEHOLD SITE WITH LAPSED PLANNING PERMISSION

Offers in Excess of:
£1,000,000

W. x rybull group




DISABLED



Executive Summary

PROPERTY TYPE
Unconsented Development Site

SIZE
0.2 acres

COMMERCIAL / RESIDENTIAL
Both

CLOSEST TRAIN STATION
Ashford
(0.2 miles)

Woodthorpe Road

About Woodthorpe Road

Land associated with Titles **SY405217** and **SY405889**.

Circa 0.21 acres site comprising large shop with office above and a self contained 3 bedroom apartment above.

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







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.

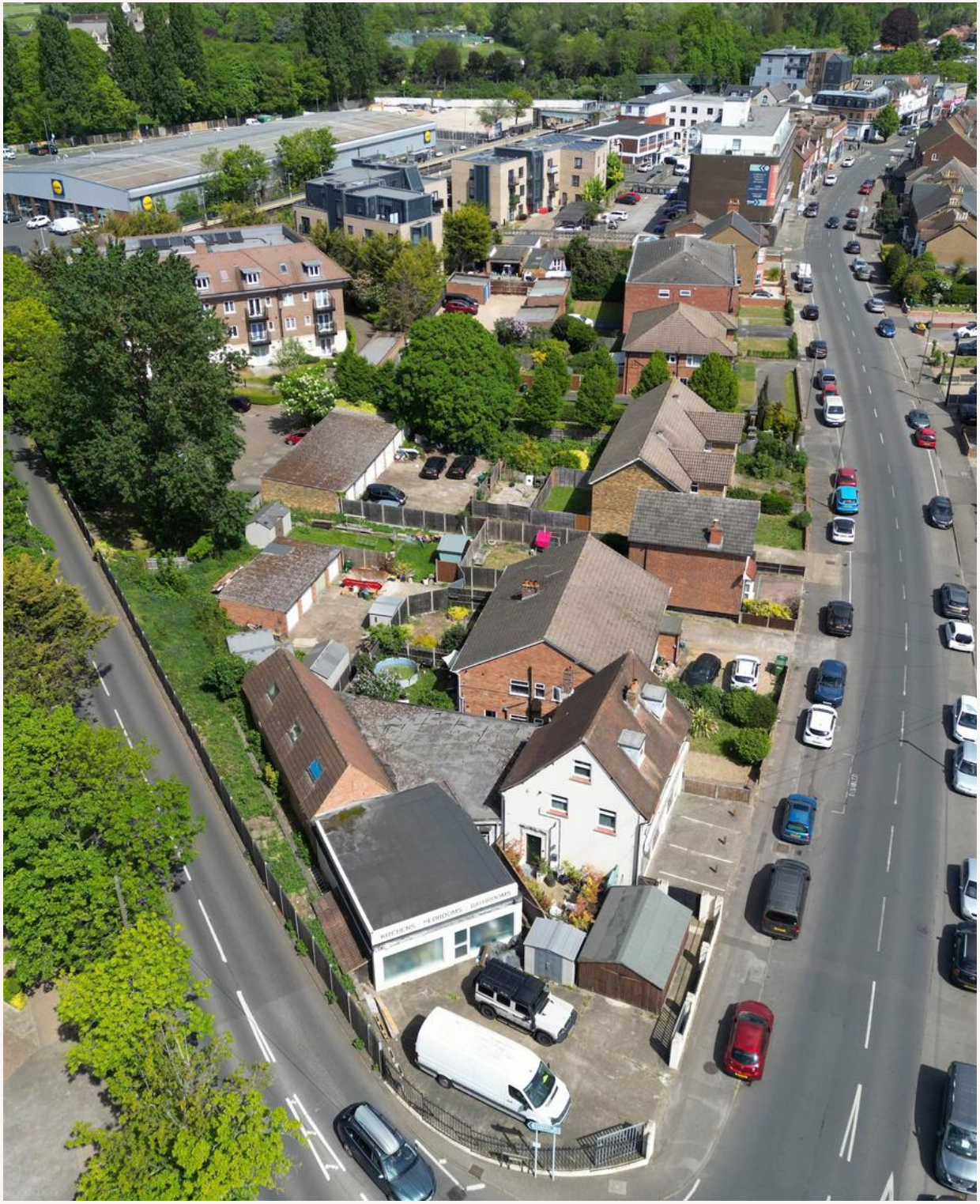
The site also benefits from excellent road connectivity, situated between the M3 and M4 motorways, with convenient access to the M25 and Heathrow Airport. This strategic location offers strong transport links for commuters, businesses and future occupiers alike.

Planning

The land comprises Titles SY405217 and SY405889, extending across 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.



Floorplans

Woodthorpe Road

55 Woodthorpe Road

90 sq m (968.3 sq ft)

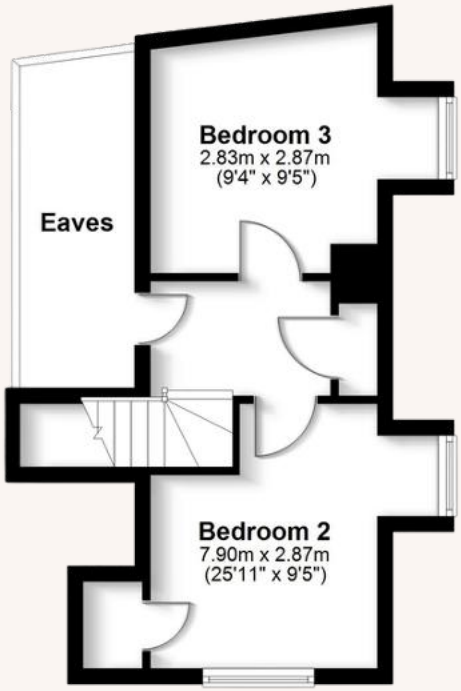
Entry Way & First Floor

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)







Floorplans

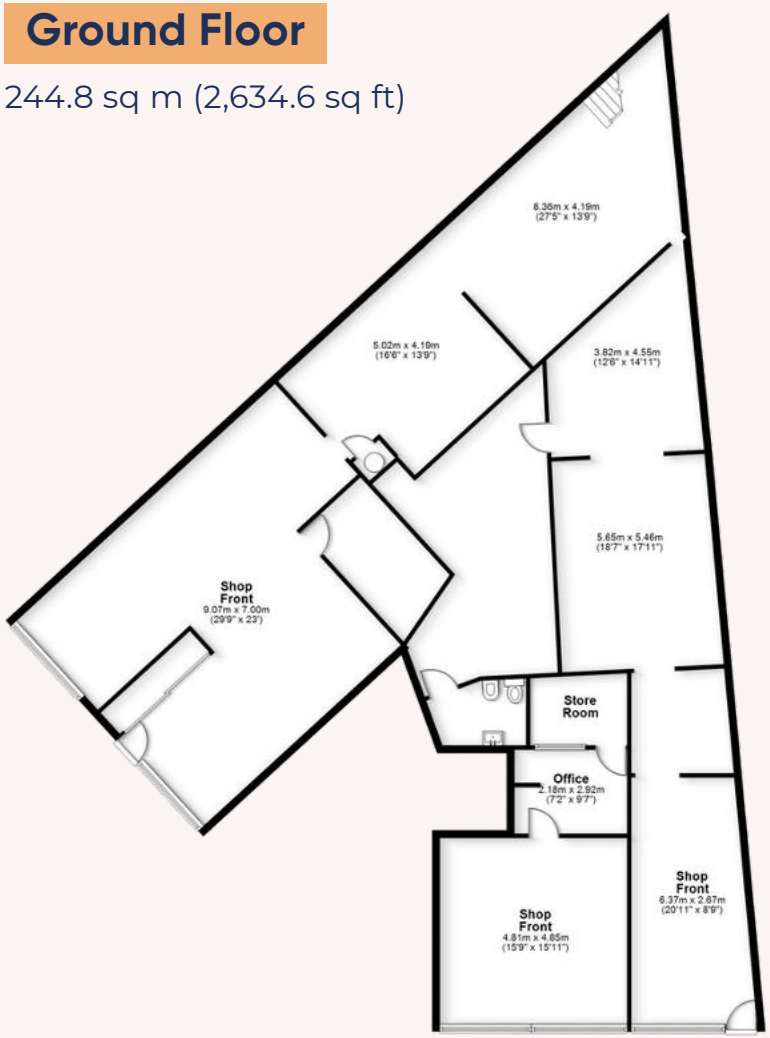
Woodthorpe Road

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)







Further Information:

PROPOSAL:
Offers in Excess of £1,000,000

VIEWINGS:
Available strictly by appointment only

VAT:
VAT not applicable



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