

**NEW-BUILD
DEVELOPMENT OPPORTUNITY**



FREEHOLD FOR SALE

**MIXED-USE DEVELOPMENT OPPORTUNITY
WITH FULL PLANNING CONSENT FOR 7 X APARTMENTS
& 1 X COMMERCIAL UNIT
FREEHOLD FOR SALE**

Title Ref - SY 100626.



CGI

No.1 ROBIN HOOD ROAD • ST. JOHNS • WOKING • SURREY • GU21 8SP

LOCATION:

The subject property is situated in central St Johns, a small suburban ward which, together with Hook Heath comprise 2 x distinct settlements both of which are located within the administrative Borough of Woking. The Ward has a resident population of 4,656 persons (Census – 2011) whilst St Johns benefits from an assortment of amenities including a range of housing, local shops, cafes and Restaurants whilst both Waitrose and Sainsbury's superstores are close by being located in Goldsworth Park and Knaphill respectively. The subject property is well located for the main road network including the A324 and henceforth access to the M3 motorway whilst Guildford and Woking are readily accessible via the A320. Woking Main Line station is close by (1¾ miles approx.) providing a fast and regular service to London (Waterloo). *ctd.*

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU
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There are an assortment of leisure pursuits in the area including numerous Golf Clubs (Woking, Worplesdon and West Hill Golf Clubs are close by) and an array of Sports Clubs and Associations in the area, additionally there are a good range of Schools within close proximity including St Johns Primary School, Goldsworth Primary School and The Winston Churchill School. To summarise, St Johns is a popular Village with a good range of amenities including Shops and Schools whilst also being well located for the main road network.

DESCRIPTION:

The subject site extends to some 0.12 of an acre approx upon which is a vacant office. Full Planning consent has however recently been obtained for the development of a new detached building comprising ground floor Commercial space and 7 x apartments with amenity space and designated car parking.

ACCOMMODATION: *(All areas are sq ft and approx.)*

The proposed accommodation is as follows:

Ground	(Commercial)	1,050
Ground	(2 x Bedroom)	660
First		485
First		540
First	(2 x Bedroom)	755
Second		485
Second		540
Second		485
Total		3,950

EPC:

Available upon application.

TERMS:

The property is available Freehold with full vacant possession.

PRICE:

We are instructed to seek offers in the region of **£795,000.00**
FOR THE FREEHOLD INTEREST.

VAT:

VAT will not be payable on the transaction.

BUSINESS RATES:

Available, where relevant upon application.

LEGAL COSTS:

Each party to bear their own Professional and Legal costs.

VIEWING:

The site is open for inspection.

For further information please contact the **Sole Selling Agents:**



Andrew Russell Rod Walmsley
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NOTE:

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CGI - Street Level View.



Illustrative Aerial Perspective.

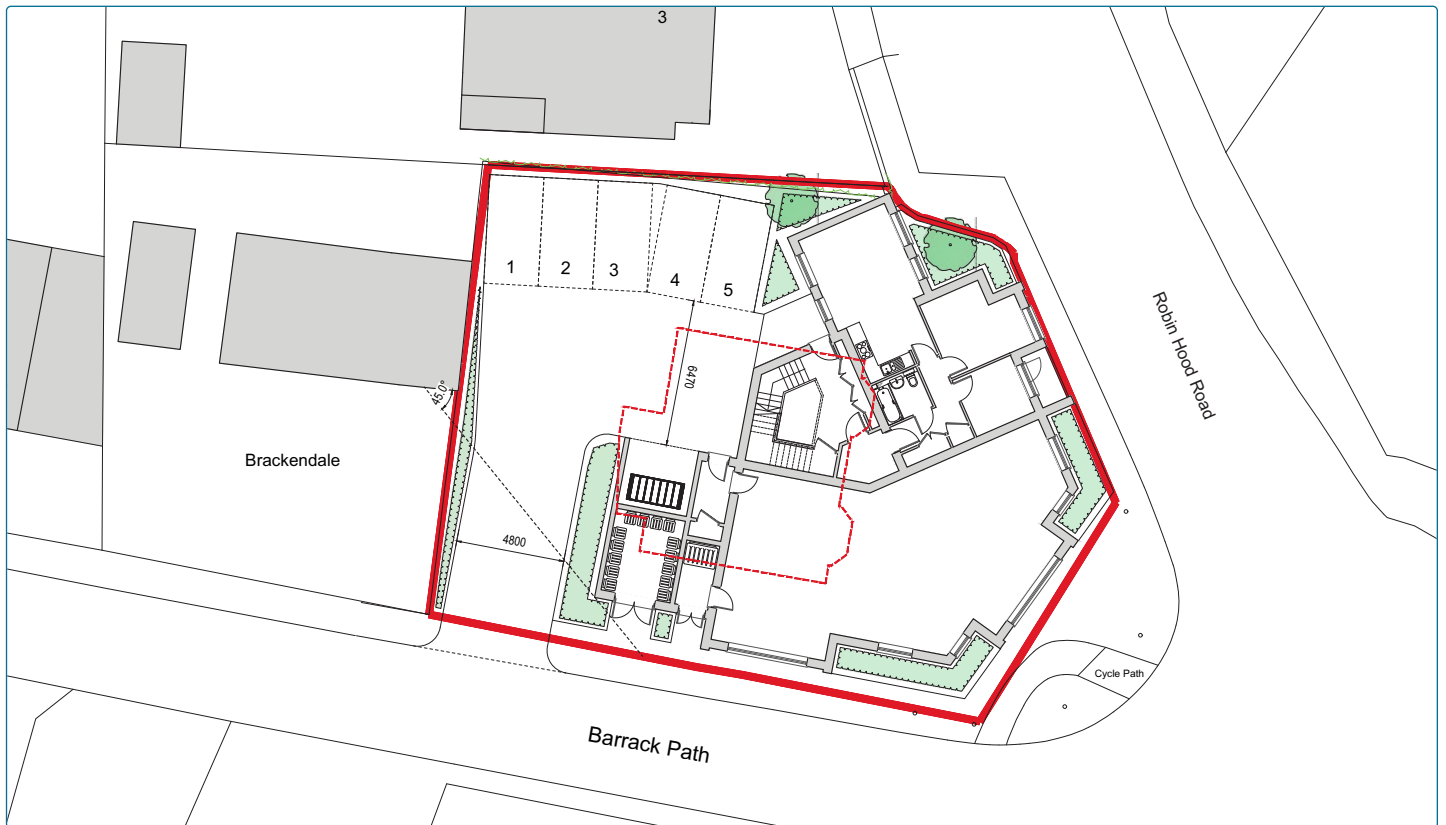
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Site Location Plan.



Proposed Site Plan - Ground Level.

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