

**This site has a detailed consent for two houses and signed S106 ready to go!**

**Location** Off Oatlands Drive behind the Christian Science Church on the left coming from Weybridge off a private road (Berkeley Court) and occupying an elevated position overlooking Broadwater Lake at the rear. The proposed site is nestled between apartment developments and mature landscaped grounds and will afford excellent views across the lake to the rear. The site is secluded and private

**The Site & Topography** level top end and sloping to the rear and therefore envisaged four storey split level design and with piled foundations. The red line site area is 0.094 ha (0.23 acres)



**Planning/CIL/S106** Elmbridge Council Detailed Consent Ref 2016/1773. There is a CIL payment of circa £59,000, no SPA, and a social housing contribution agreed at £119,000

**Accommodation Schedule** About 2200 sq ft each gia attached plans, showing accommodation over four floors. These are semi detached houses offering

- Ground floor: integral garage, hall, WC large Kitchen Breakfast room overlooking lake with double doors to balcony
- Lower ground: Living room, WC with access to garden
- First floor : double bedroom with en suite bathroom, two further bedrooms and separate bathroom
- Second floor Master bedroom with en suite, study/fifth bedroom

### Construction

The design takes full account of adjacent trees and sloping site and a piled solution has been derived. A piling quotation has been obtained and is provided in the information pack. A full tree survey, report and method statement was provided to the Council.

An ecological survey was also submitted with the application. The development would be expected to provide bat boxes, hedgehog tunnels and other small local ecological improvements.



## DEVELOPMENT LAND FOR SALE

**Berkley Court, off Oatlands Drive  
Weybridge, Surrey**



### Berkeley Court Estate Improvement Works

This site lies at the end of Berkeley Court which comprises 46 flats and 20 houses. The estate is undergoing a major modernisation and visual exterior face lift at present. This work is not at cost to the buyer. Additionally the vendor has successfully negotiated the right to improve the appearance of the access to the site. This work is shown on plan T1 and comprises improvements to the presently poor road and pavement surfaces (shown coloured yellow) immediately adjacent to the site and the pushing back of the parking bays (hatched in black) to improve the width and visual appearance of the approach to the site. It is considered that the cost of these improvements will be more than recovered by the higher sales prices that an improvement to the approach will bring.

### Service Connection

The site is offered with full rights to build and connect services including both foul and surface drainage to the Estate system. Connection cost is £3000.

**Estate Agency** Seymours have carried out an appraisal on this site and full details are available, contact E mail [massimo@seymours-landandnewhomes.co.uk](mailto:massimo@seymours-landandnewhomes.co.uk) are happy to provide sales evidence and sales advice. They anticipate a sales value of £610 PSF and gross revenue for the consented scheme of £2.7 million.

### Viewing & Further Information

### Information Pack

The main plans, drawings, officers report, consent and technical reports etc are available using the We transfer link below <https://we.tl/y9yhO3sFTH>

### Guide Price and Timetable

Offers in the region of **£850,000** will be considered with Exchange three weeks from issue of papers but a delayed completion circa May-June enabling working drawings to be completed.

**Gascoignes**  
CHARTERED SURVEYORS

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