FOR SALE

FORMER SCOUT HUT, LITTLETON ROAD, ASHFORD, SURREY, TW15 1UQ

Site - 0.12 Acres
Buildings - C.2,000 sq ft

- Site in the region of 0.12 acres with two buildings totalling circa 2,000 sq ft
- Development / Open Storage Opportunity
- Auction Disposal on behalf of Thames Water Utilities Limited

Carter Jonas

LOCATION

The site is in a predominantly residential area of Ashford in the borough of Spelthorne. It is located close to the A308 Staines Road West, which provides links towards the M3 and Heathrow Airport with junction 1 of the M3 less than 2 miles to the east. The nearest station is Upper Halliford Station with frequent train services to London Waterloo.

Staines-upon-Thames is circa 5 miles west and provides a full range of shopping, leisure and community amenities with two shopping centres, supermarkets, cafés and restaurants. The town has a focus on the River Thames including the Thames Path National Trail, riverside pubs and access to wider green spaces.

DESCRIPTION

The site is a flat, irregular piece of land which measures in the region of 0.12 acres (0.048 ha). There are two buildings totalling just under 2,000 sq ft and a storage shed. Previously, the site was used as a Scout Hut and we understand was vacated in late 2021.

The main building is believed to have been constructed in the 1960's and consists of a main hall, kitchen, storage room and W/C facilities. The outbuilding is of brick construction and has a pitched room. The storage shed is a temporary structure and is currently surrounded by nearby overgrown trees and plans.

Externally, the site consists of hard standing and grass, with frontage to Littleton Road. To the north and east of the property is the Vendor's retained land. Upon completion, the purchaser will be required to install a new 2.4m high Zenith Pro Mesh Security fence.

ACCESS

Currently access to the site is from Littleton Road to the south east.

PLANNING AND DEVELOPMENT POTENTIAL

The site sits under the planning jurisdiction of Spelthorne Borough Council. The site has no ongoing or recent planning applications.

The vendor has a requirement for a 5m set back from the site boundary to its retained land for any development of the site. A purchaser will require consent from the vendor and payment of its fees for all development foundation designs, demolition and methodologies for alterations. Upon completion, the purchaser will be required to install a new 2.4m high Zenith Pro Mesh Security fence along the north and eastern boundaries to the vendor's retained land.

TERMS

A legal pack is available on the data room. https://estatecreate.com/FormerScoutHut_LittletonRoad

The site is to be disposed freehold by Auction. Further information is available from Carter Jonas and Bamboo Proptech.

An end date for offers of the 24th of June 2026 has been set.

VAT

The site is not opted for VAT.

EPC

The site has an EPC rating of C (68).

VIEWING

If you would like to access the property, please contact Carter Jonas on the details included.

CONTACT

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IMPORTANT INFORMATION

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RICS

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