



**Baker
Harman**

FOR SALE: Development Site



**Former Sparks Garage,
2 London Road, Camberley,
Surrey GU15 3UZ**

- **0.239 Acre (0.097 Hectare) Site**
- **Planning Permission for 9no. 2 Bedroom Apartments**
- **Potential to add value (STP)**
- **Site ready for immediate development**

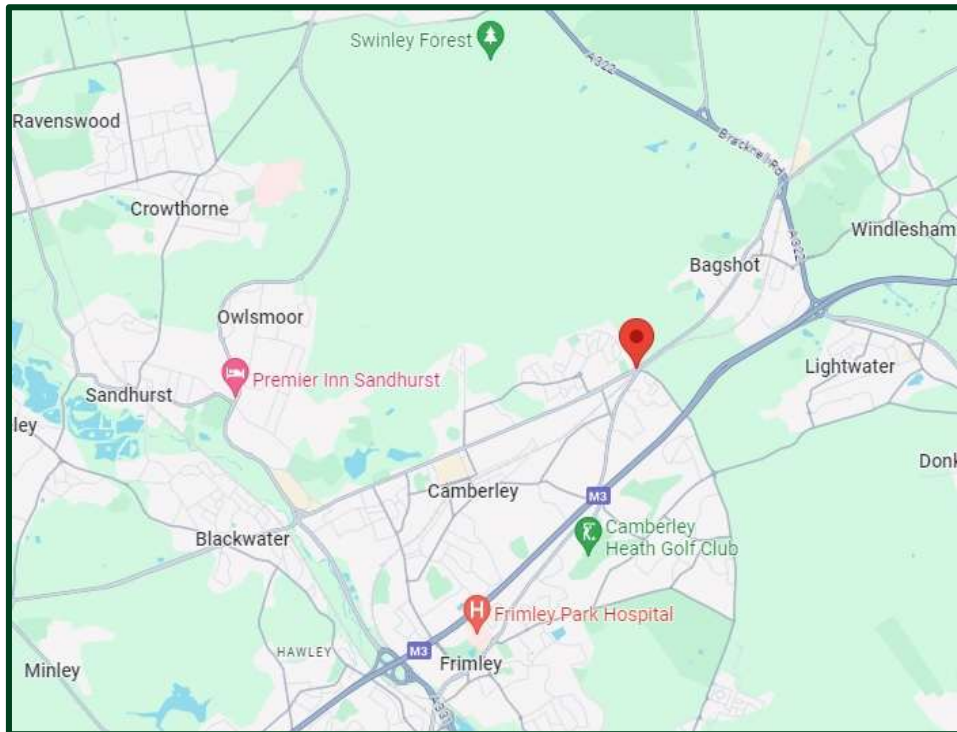
LOCATION

The site is located on the corner of London Road and The Maltway North on the eastern edge of Camberley.

The site is in a semi-rural area that is green and leafy but also benefits from amenities both in Camberley and also in Bagshot, which is only a couple of miles away.

London Road (A30) is the main road through the town and provides easy access to both the A329m and the M3.

There are train stations in both Camberley and Bagshot that both provide easy access to London Waterloo Station and the national rail network.



THE SITE

The site comprises 0.239 acres (0.097)



(Indicative Only)



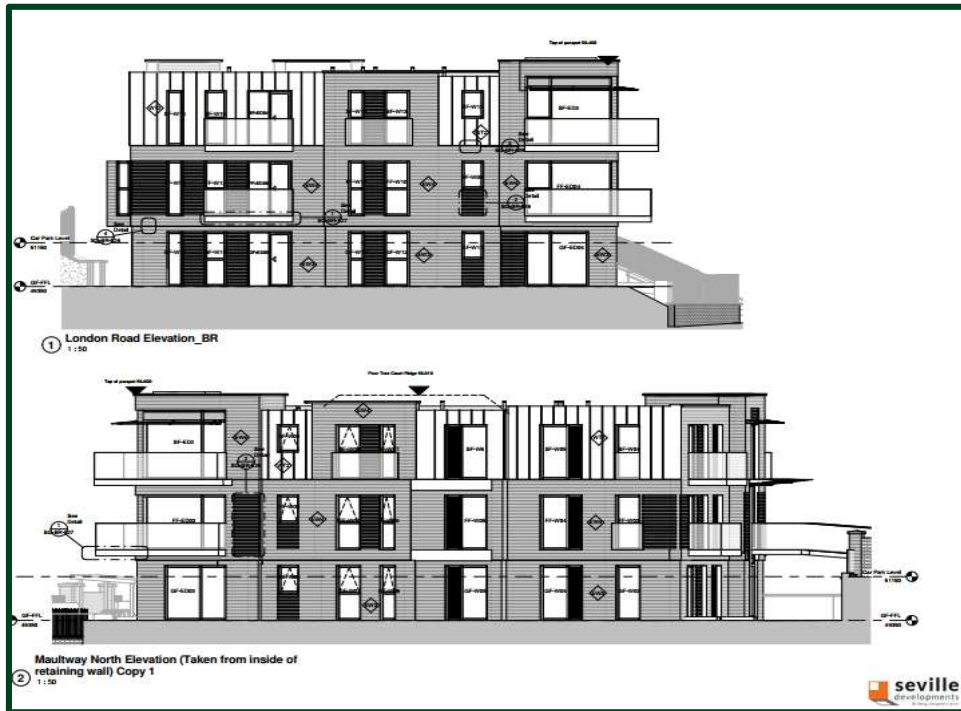
PLANNING

The site has outline planning permission for the development of the 9no. 2 Bedroom flats/apartments.

Under Planning Permission SU/1610536.

Development has commenced – small part of the footings dug. Part of CIL Contribution has been paid in part by the vendor (25% paid). Apartments / Flats vary in size between 760 sq ft and 900 sq ft. Total space permitted to be developed is approximately 8,050 sq ft.

A FULL SUITE OF INFORMATION IS AVAILABLE WITHIN OUR DATA ROOM.



THE OPPORTUNITY

This site is oven ready and ready for immediate development (subject to some minor works being completed).

Consideration can also be given to adding value to the project by seeking planning permission for additional accommodation by adding another level.

VAT

The price is exclusive of VAT, which is chargeable.

ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee

PROPOSAL

We have been instructed to invite unconditional offers for the site.

Guide Price: £1,000,000 (One Million Pounds)

FURTHER INFORMATION

To view and for further details please contact:



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