

LAND FOR SALE

PROMINENT FREEHOLD DEVELOPMENT SITE

Byfleet Road, New Haw, Surrey, KT15 3LA

Approx. 0.94 acres (0.383 hectares)



Key Highlights

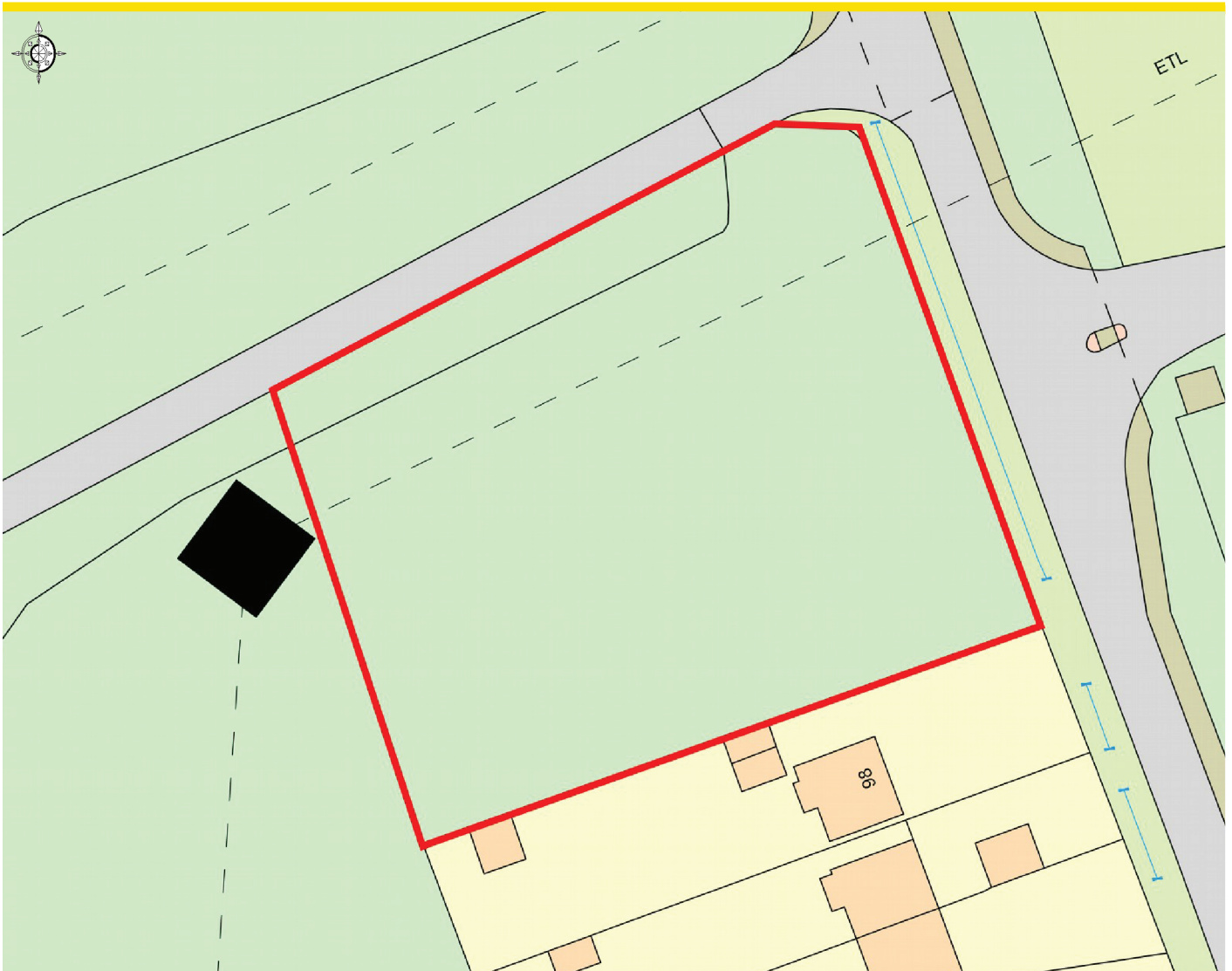
- Strategic opportunity for occupiers, investors and developers.
- Adjacent to a consented business park which will be serviced by a new access road, built to institutional standards.
- 3.5 miles to A3 (10 minutes).
- 3.5 miles to M25 (10 minutes).
- In close proximity to the well-established Brooklands Industrial area.
- Located 10 minute drive from Byfleet, Woking and Walton train stations.
- Potential development for a range of uses, subject to planning.

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Location

Byfleet Road in New Haw is located in Surrey, 3 miles south of Weybridge, 5 miles north east of Woking, 12 miles north of Guildford and 22 miles west of Croydon.

New Haw is well located centrally between the towns of Weybridge, Woking, Guildford, Slough and Epsom. It is an established industrial location which benefits from access and close proximity to the M25 and A3. Located between Junction 10 and 11 on the M25 the town benefits from good communications to the national road network.

There is a regular train service from Byfleet & New Haw station as well as Woking and Walton train station. They are serviced by the Southwestern Railway taking you to London Waterloo, with a journey time of approximately 40 minutes. Heathrow Airport, 11 miles to the north, is one of London's major international airports.

The site fronts directly onto Byfleet Road which turns into the A3 to the south of the site. This provides easy

access to the M25 and Heathrow, as well as easy access to surrounding towns.

Description

The site extends to 0.94 acres (0.383 hectares) and is designated white land. It is not currently occupied or being used. The site is flat, contained and secure with direct access onto Byfleet Road providing direct routes to the wider motorway network via the M25 and A3.

Travel Times & Distances

- Byfleet: 1 mile (3 minutes)
- Woking: 5 miles (15 minutes)
- Weybridge: 3 miles (10 minutes)
- Heathrow Airport: 11 miles (25 minutes)
- M25 Motorway: 3.5 miles (10 minutes)

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EPC

The site has not been assigned an EPC rating.

Planning

The site is currently zoned as 'White Land' and would be suitable for a range of different uses (STPP). The Site is submitted to the 2030 SLAA, and was previously in the 2020 SLAA. The Business Park adjacent to the site has recently been consented.

Terms

The property is available on a freehold basis. Terms and further information are available upon application.

Method of Sale

The property will be sold by means of an informal tender unless sold prior.

Viewings

Please contact us to arrange an appointment.

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Site boundary for indicative purposes only



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