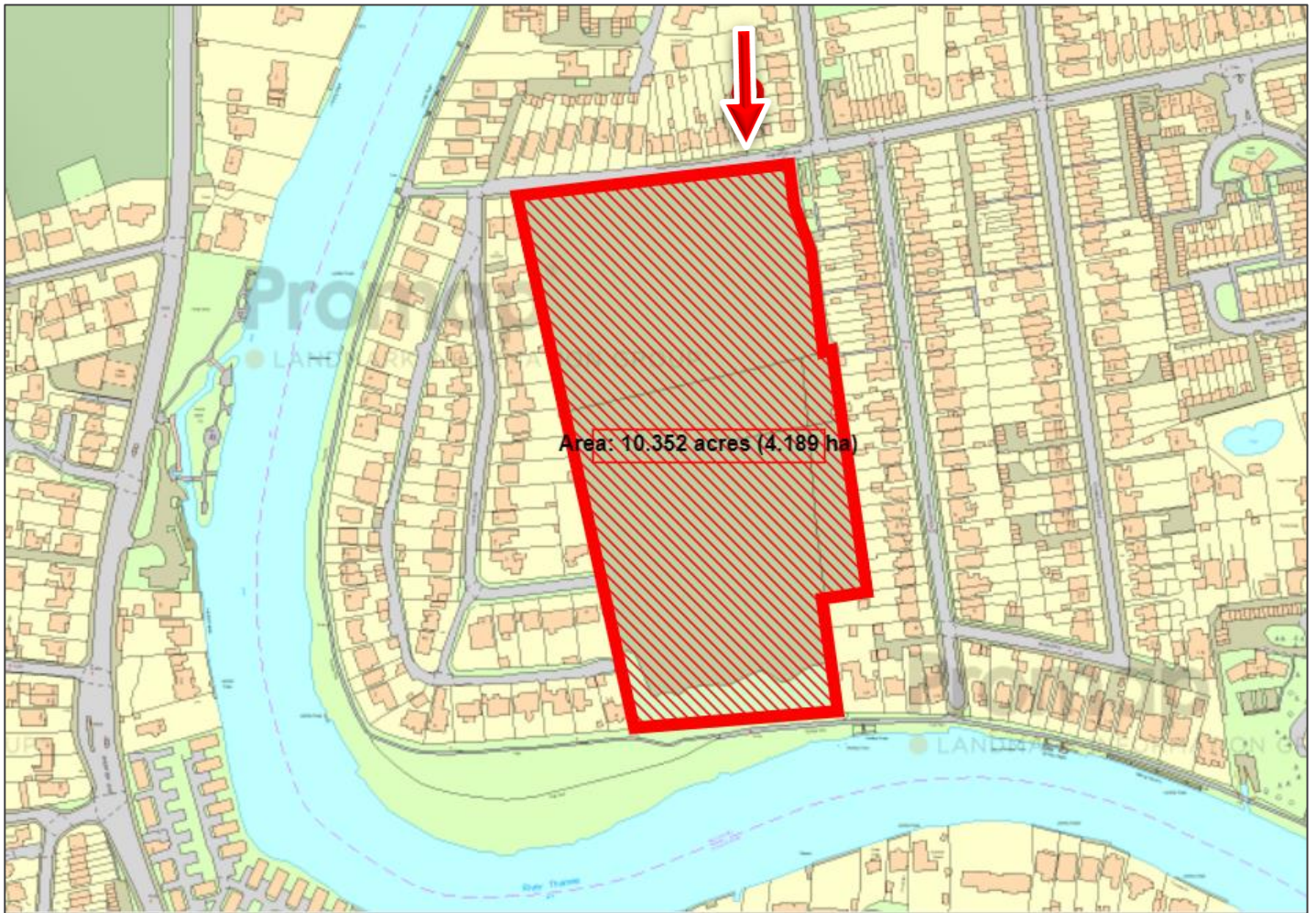


GREENFIELD LAND FOR SALE



Approx 10.352 Acres

Land At Wheatsheaf Lane

Staines

Surrey

TW18 2LN

**GREENFIELD / GRAZING LAND, FUTURE POTENTIAL FOR
REDEVELOPMENT ***SUBJECT TO PLANNING PERMISSION*****

kemptoncarr.co.uk | Windsor office 01753 851251

Location & Description

The land is situated near to the River Thames, accessed off Wheatsheaf Lane, just west of the Thames Club and Staines Town Football Club.

The land is surrounded by residential and is positioned approximately one mile south of the town centre.

The land has been used as grazing land for many years and is currently under lease. The lease commenced 15th March 2024 for a term of 5 years to a private individual for keeping horses and ponies. The land has a current passing rent of £50 per annum, which is excluded from the security provisions of the landlord and tenant act.

It is believed that the land is within Flood Zone 3, but interested parties should undertake their own research in this regard. For the avoidance of doubt the land is greenbelt.

Price

We invite offers for the freehold, with the benefit of the current tenant in place, in excess of £150,000.

Any offer made should include a proposal for overage %, for a specified period of time following completion of the sale to protect the Charity's position.

Subject to planning offers will not be considered or accepted.

Business Rates

The billing authority is Spelthorne Borough Council.

No listing is visible – grazing land.

We suggest interested parties make their own enquires by contacting Spelthorne Borough Council.

Legal Costs / VAT

The prospective purchaser is to be responsible for the vendors reasonable professional and legal costs, which are anticipated to be in region of £5,000 + VAT.

We do not believe that VAT is applicable to this sale.

Energy Performance Rating

Not applicable, open land



Viewing and further information

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021



KEMPTON

CARR

CROFT

PROPERTY CONSULTANTS