

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

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TEL: 01483 429393 www.westwoodandco.com

FREEHOLD DEVELOPMENT OPPORTUNITY at 110 OCKFORD ROAD GODALMING, SURREY GU7 1RG.



Planning consent for the conversion of the existing restaurant to two semi detached private dwellings with ample parking and large gardens.

DESCRIPTION: 110 Ockford Road, is currently used as a restaurant and was formerly a public house (The Anchor). Recently consent was granted (ref WA/2017/1922) for the conversion of the existing 1930's building to two dwelling houses plans attached to these details: The current property is a conventionally built 1930's building with all main services.

SITUATION: Located in a semi rural like position with large gardens backing directly onto the Ock river, which flows into the River Wey in Godalming. Yet under ½ mile to Godalming Station (Waterloo 45 minutes) and Town Centre with a full range of shops, restaurants, banks and leisure facilities. Godalming is four miles south of Guildford and two miles off the A3 trunk road (M25 at Wisley 15 minutes drive)

2)

ACCOMMODATION: See plans attached. Full plans available upon request

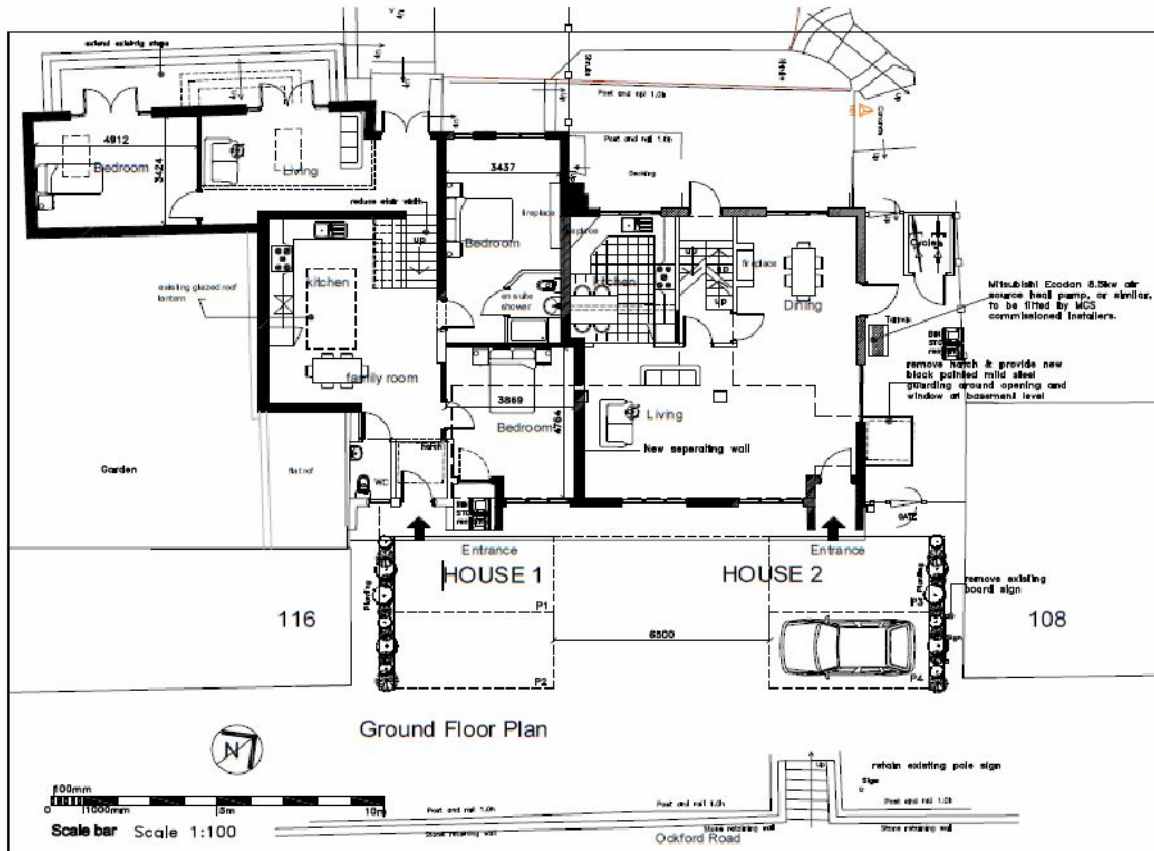
PLANNING CONSENT AVAILABLE UPON REQUEST.

TERMS: The freehold is available with vacant possession, offers invited around £895,000stc early sale required.

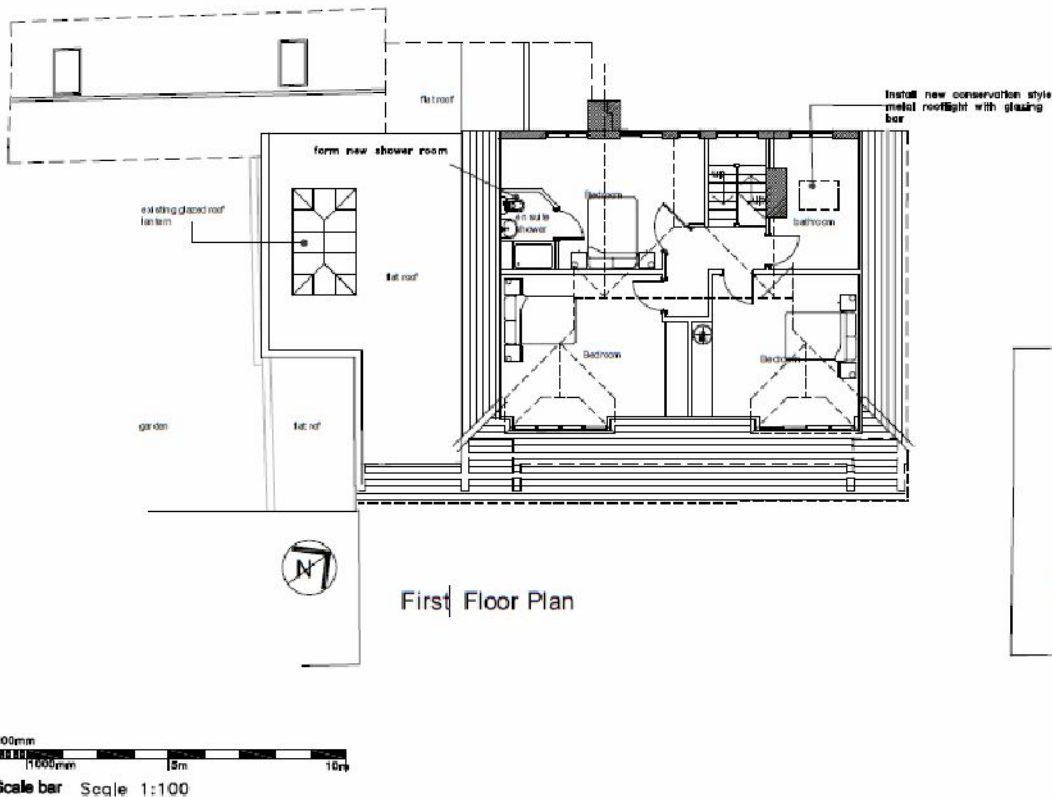
VIEWING: Strictly by appointment with vendors sole Agents .

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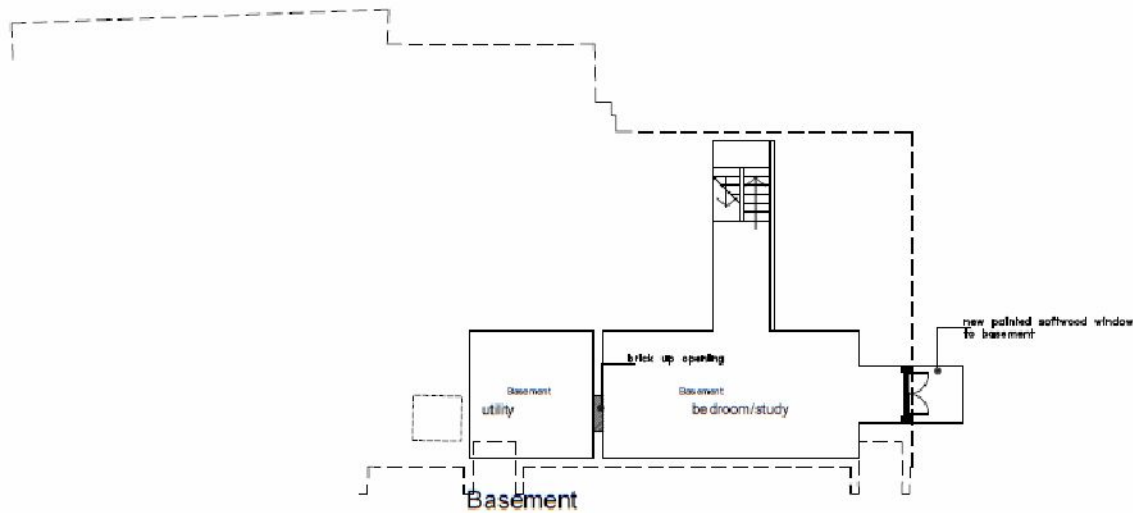
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<p>Simon King Planning & Design Services</p> <p>1A, Church Street, Godalming, Surrey, GU7 1EQ. Telephone 01483 625001</p>								
<p>Godalming Tandoori Restaurant</p> <p>Project Title: Residential Conversion of 110 Oakford Road Godalming Surrey GU7 1EQ</p> <p>Client: Mr. & Mrs. [Name Redacted]</p> <p>Project No: 037</p> <p>Revision: 04</p>								
<p>Ground Floor Plan</p> <table border="1"> <thead> <tr> <th>Code</th> <th>Project No.</th> <th>Revision No.</th> </tr> </thead> <tbody> <tr> <td>TP</td> <td>037</td> <td>03</td> </tr> </tbody> </table>			Code	Project No.	Revision No.	TP	037	03
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PTO....



Basement Plan

Scale bar Scale 1:100

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1A Church Street,
Gosport, Hampshire, GU7 8ED.
Telephone: 01509 423885

Client:
Gosling Tandoori Restaurant

Project Title:
Conversion of 112 Oxford Road
Gosling Surrey
GU7 1RD

Drawn	By	Checked
Simon King		

Scale: 1:100 A3

Drawn	Project No.	Issue No.
TP	037	05

Basement Plan



South East Elevation

Scale bar Scale 1:100

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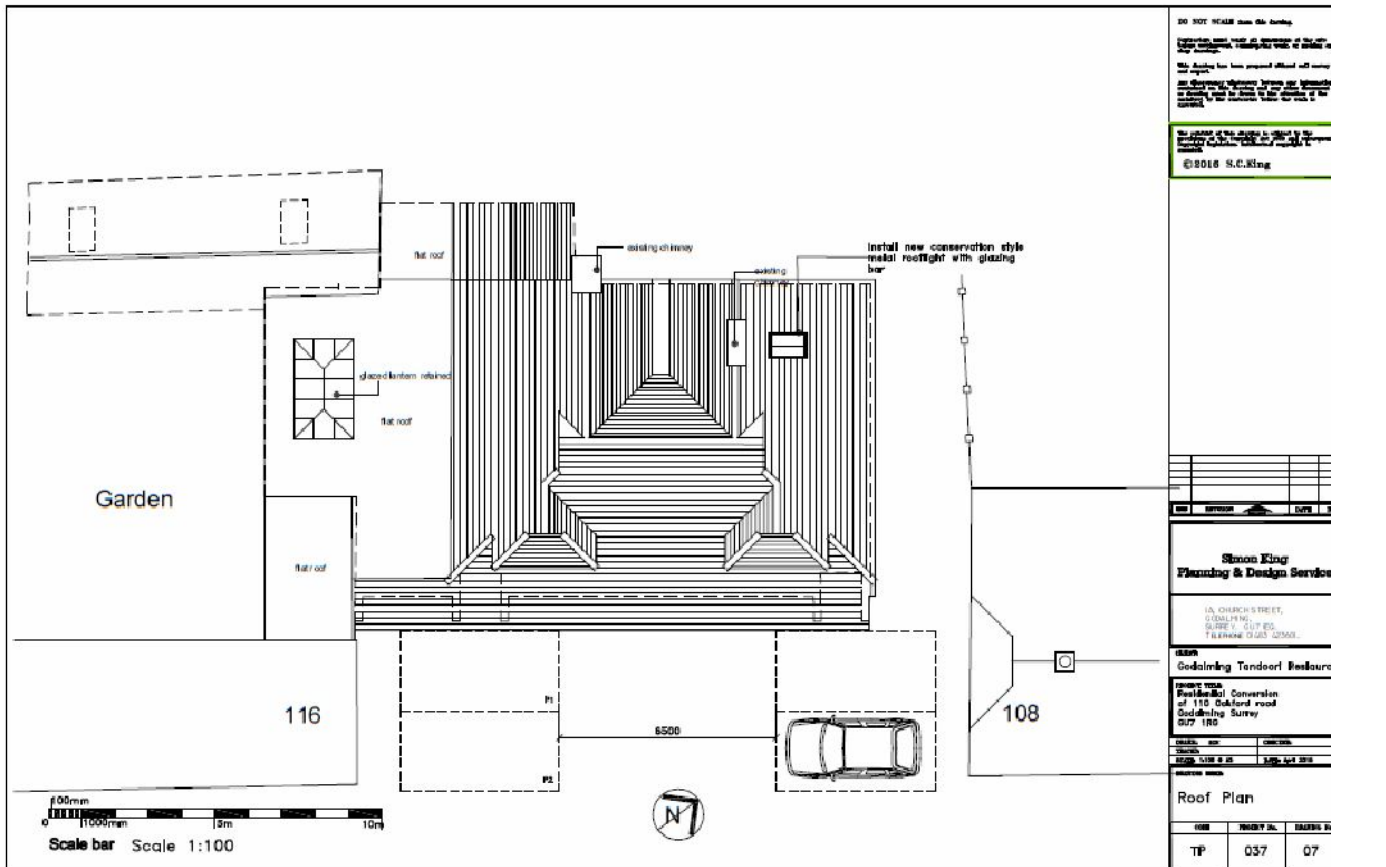
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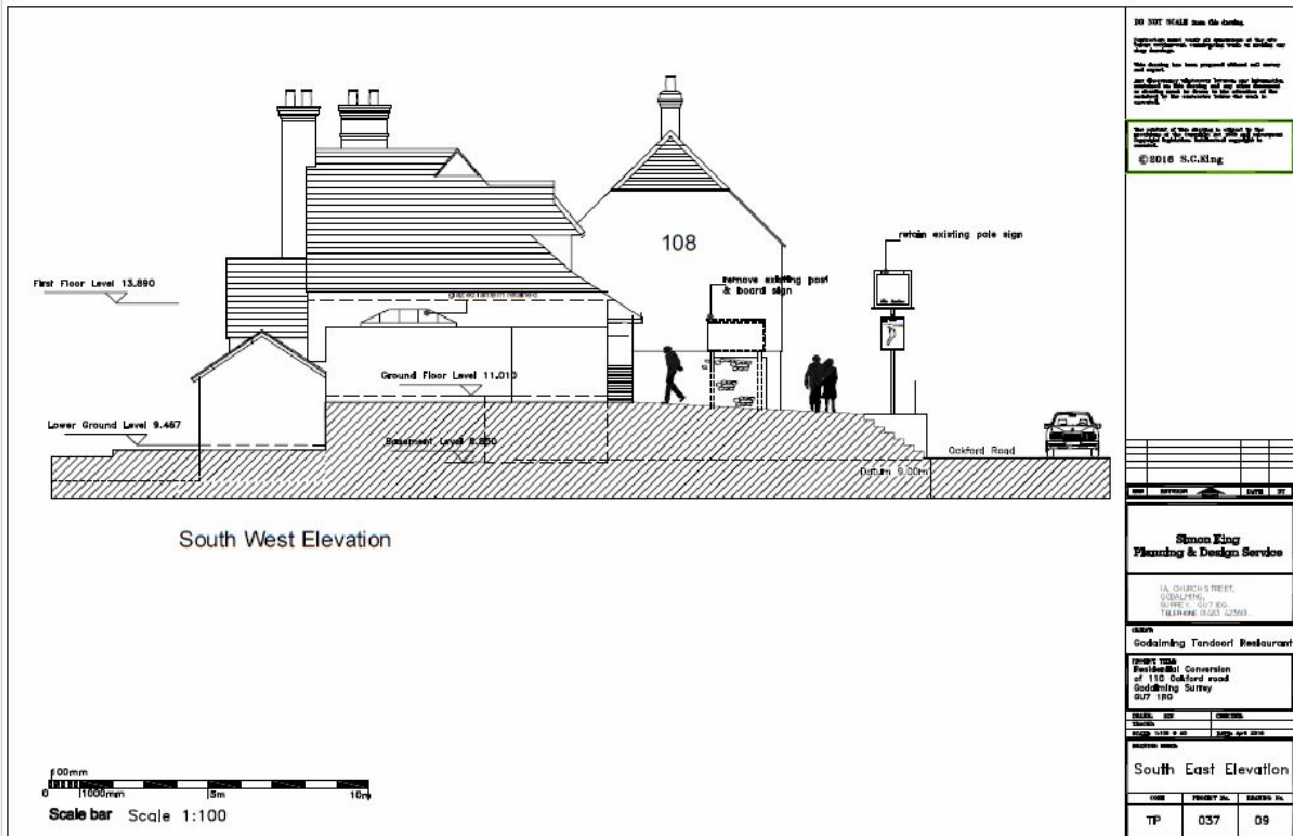
Drawn	By	Checked
Simon King		

Scale: 1:100 A3

Drawn	Project No.	Issue No.
TP	037	06

South East Elevation





VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393

Website www.westwoodandco.com

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract.

All negotiations should be conducted through
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