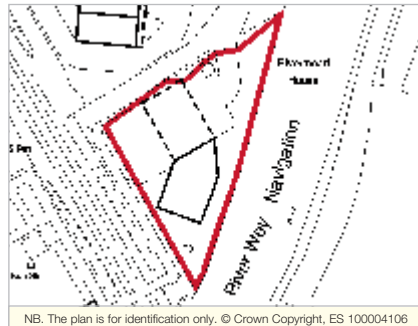


Weybridge

Rivermead House, Hamm Moor Lane, Surrey KT15 2SF

- **A Freehold Detached Office Building with River Views**
- Occupying a Site Extending to Approximately 0.103 Hectares (0.254 Acres)
- Total GIA Approximately 376.36 sq m (4,051 sq ft)
- Permitted Development granted for Change of Use from Office (B1) to provide Nine Self-Contained Flats (C3)

Vacant Possession



To View

Please call: Aston Mead.
Tel: 01932 950500.

Seller's Solicitor

Banks Kelly (Ref: DC).
Tel: 0207 651 0274.
Email: dean.carroll@bankskelly.co.uk

VACANT – Freehold Building with Permitted Development



Tenure

Freehold.

Location

The property is located on the south-east side of Hamm Moor Lane. Weybridge Road (A317) is nearby to the north and provides access to M25 Motorway (Junction 11) to the north-west. Local shops are available in Addlestone town centre with a more extensive range being accessible in Weybridge town centre to the east. Rail services run from Addlestone Station which is approximately 1 mile to the north of the property. The open spaces of Hamm Moor Playing Field and Woburn Park are nearby. The property fronts and benefits from views over the River Wey Navigation.

Description

The property comprises a detached building arranged over part ground and first floors beneath a pitched roof. The property is internally arranged to provide office accommodation. Permitted Development has been granted for the change of use and conversion of the building to provide nine self-contained flats. Externally there is parking and gardens. The building enjoys river views.

Accommodation

Ground Floor	113.72 sq m	(1,224 sq ft)
First Floor	262.62 sq m	(2,827 sq ft)
Total	376.36 sq m	(4,051 sq ft)

Site Area Approximately 0.103 Hectares (0.254 Acres)

Proposed

Upon completion of the approved works, the property will comprise 7 x one bedroom flats and 2 x two bedroom flats.

Planning

Local Planning Authority: Runnymede Borough Council.
Tel: 01932 838383.

The property is to be offered with permitted development approved on 15th June 2015 (Application Number: RU.15/0718) for a change of use of the building from office to a use falling within Use Class C3 for the provision of nine self-contained flats.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

