



Guide Price £750,000 Freehold

Estimated GDV £2,100,000 - £2,200,000 (subject to specifications). Redevelopment of the entire site by demolition of existing residential unit on site and providing 2 new residential units (3 Bedroom Detached House Gross internal area 187m2 & 5 Bedroom Detached House Gross Internal Area 213m2) bike storage, bin storage, parking and gardens.

The site is conveniently located in Lightwater a village in Surrey and part of the parish of Windlesham. It is approx 43 km southwest of central London. bounded by the M3 motorway and the "Lightwater Bypass" (A322) with the nearest train station is Bagshot 1.4 miles away providing routes to London Waterloo.

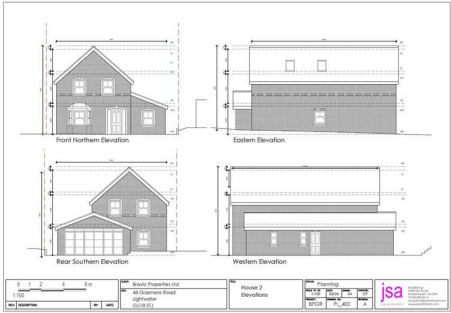
Close to local schools, amenities and within walking distance to Lightwater Country park.

For the plans, decision notice & further details go to <https://publicaccess.surreyheath.gov.uk/online-applications> Reference: 24/0696/FFU

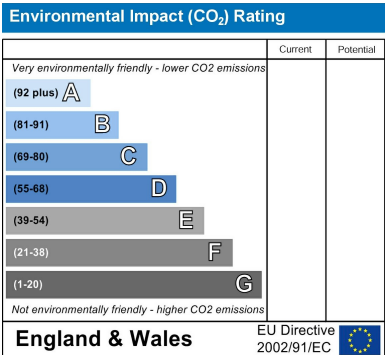
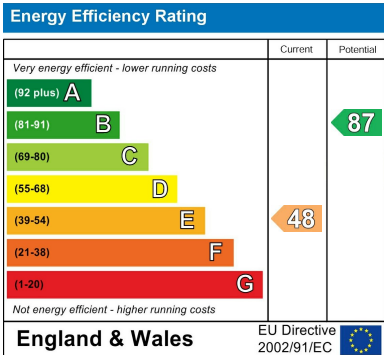
For further details please call 01753 575676 Ref: JGP



Grasmere Road, Lightwater, GU18 5TJ



- Residential Development Site
- Planning Permission Granted
- Walking Distance to Local Schools & Amenities
- Village Location & Walk to Lightwater Country Park
- Council Tax Band : F
- EPC : E



These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.