



**Grasmere Road, Lightwater, GU18 5TJ**

**Guide Price £750,000 Freehold**

LIGHTWATER VILLAGE - RESIDENTIAL DEVELOPMENT SITE - PLANNING PERMISSION GRANTED

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 187m<sup>2</sup> & 5 Bedroom Detached House Gross Internal Area 213m<sup>2</sup>) 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.

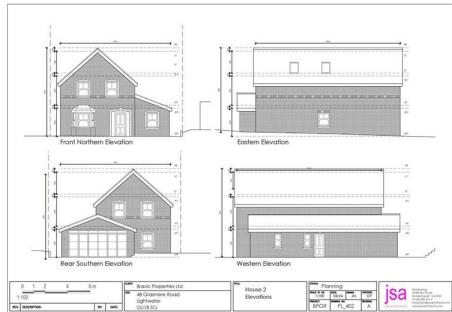
Close to local schools, amenities and within walking distance to Lightwater Country park.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		