



FOR SALE

Cadline House, Drake Avenue, Staines-upon-Thames, TW18 2AP

10,893 sq ft

1.7m Opaque
Freehold development opportunity in Staines TW18

CLEARED SITE WITH PLANNING CONSENT FOR 13 RESIDENTIAL UNITS



Proposed Gresham Road Elevation

Description

The site was formerly a two-storey building which was demolished in recent months.

Planning summary:

The scheme has consent from Spelthorne Borough Council for thirteen residential units over a three-storey building, comprising; four one-bed flats and nine two-bed flats plus fifteen under-croft car parking spaces. The CIL payments in relation to the consented scheme come to £152,981. Nil Section 106 and nil social or affordable housing provision.

The planning application and associated documents can be found using this Application Reference: 21/00947/FUL (Planning Applications Online (spelthorne.gov.uk))

Further details and plans available upon request.

Location

The site is located on the junction of Drakes Road and Greasham Road- just 0.2 miles away from Staines Train Station (two minutes' walk), which offers a connection time to Waterloo of 38 minutes, and a connection time to Clapham Junction of 25 minutes.

With easy access to Elmsleigh Shopping Centre and Staines High Street, the site is also just over a mile away from the M25, and just fifteen minutes' drive from Heathrow Airport.

Key points

- Planning consent for thirteen residential units (four x one bed flats and nine x two bed flats) plus car parking.
- Further details and plans available upon request
- Formerly a two-storey office building, now demolished
- Close to Staines Railway Station providing easy access to Waterloo
- CIL payment due/Nil affordable housing
- Ready for construction - cleared site
- Sale price - £1,750,000
- Just over a mile away from the M25





Rents, Rates & Charges

Price	£1,750,000.00
Rates	On application
Service Charge	On application
VAT	On application
EPC	On application

Viewing & Further Information



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