

The Boatyard, Sunbury, TW16



A rare opportunity to purchase this boatyard on the banks of River Thames in Lower Sunbury with large frontage and mooring, office, workshop, bathroom and raised deck.

The property benefits from absolute water frontage on the undefended functional flood plain and a good sized garden areas, which are currently overgrown, on a total site area of approximately 4930 sq ft and allocated parking.

DESCRIPTION

We are pleased to bring to the market this unusual listing of a boatyard with ancillary office and work space in the heart of Lower Sunbury Village on the Thames, having direct access onto the water just below Sunbury Lock.

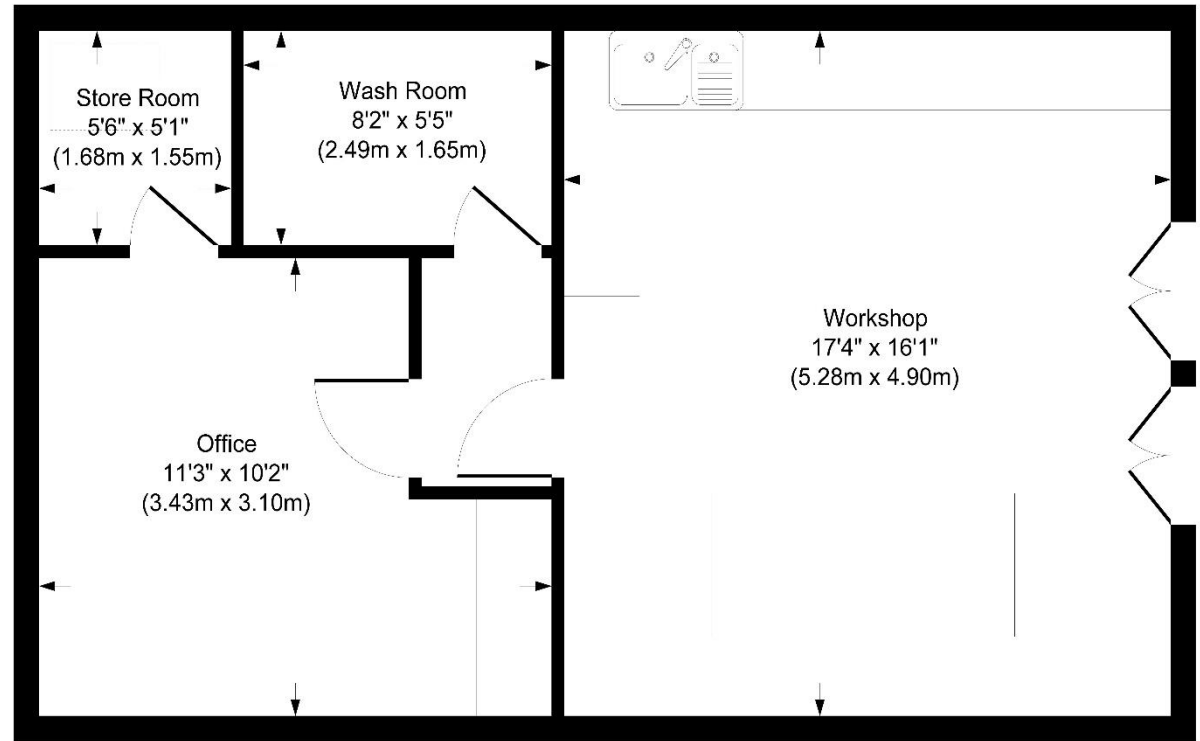
The access is via a private lane and sliding gate leading into the yard with parking off road for 2 vehicles, a small garden area opening up onto the working hard stand currently with various boats stored and machinery.

There are a tremendous number of possibilities with this purchase and future proofing of the site and would strongly recommend early viewing.

INFORMATION

TENURE:	Freehold
COUNCIL TAX:	C
COUNCIL:	Spelthorne Borough Council
EPC:	Exempt
PRICE:	£625,000

Approximate Gross Internal Area 520 sq ft - 48 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

