



ASKING PRICE

£650,000

Island Farm Road

West Molesey, KT8 2LQ

PROPERTY SUMMARY

Freehold Parcel of land with Planning Permission Granted to construct a 2-story building comprising of 5 x 2 bedroom flats with 5 allocated parking spaces. Located in a residential area, close to a buzzing employment area comprising of offices and light industrial units. Close to Hampton Court Palace & Bushy Park. Located 1.8 Miles From Hershham Station.

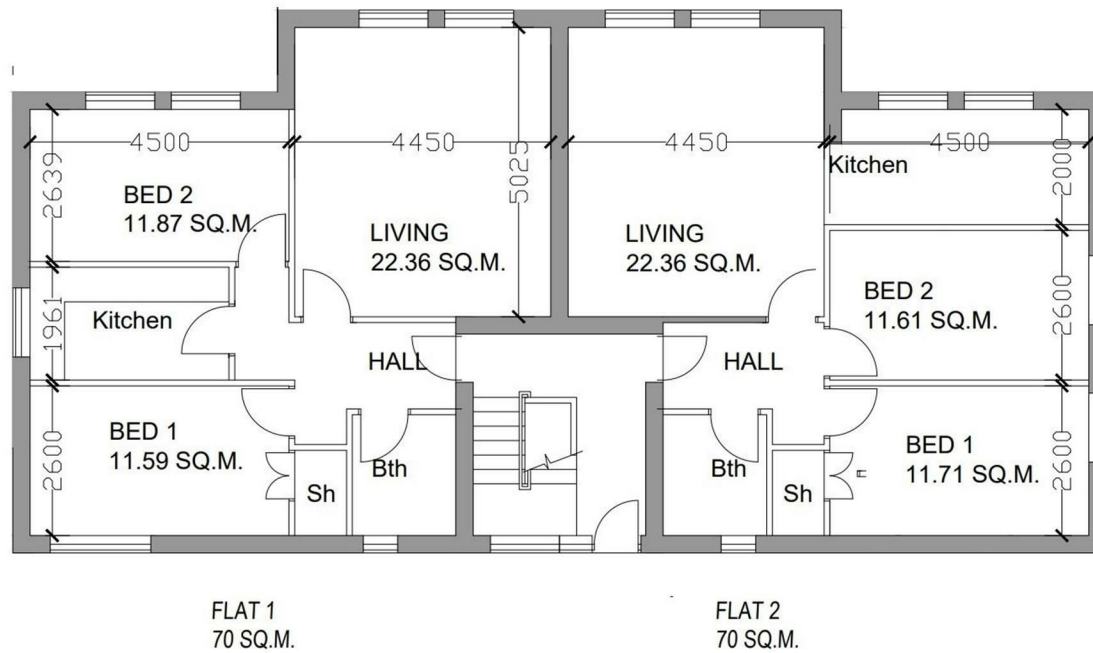
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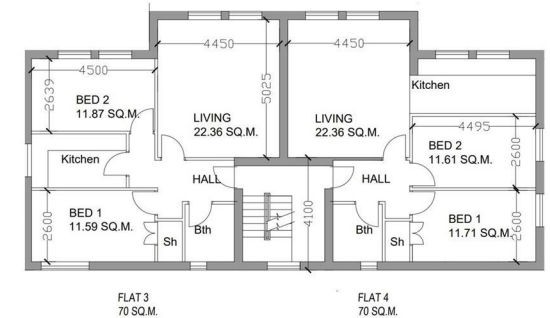
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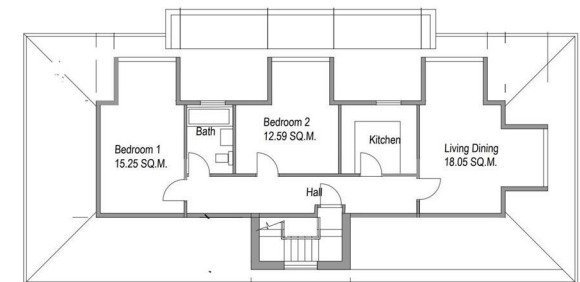
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SIDE - WEST

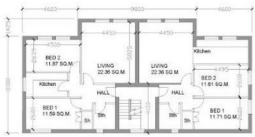
NORTH - FRONT



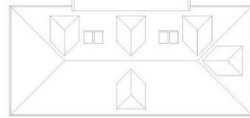
SOUTH - REAR



SIDE - EAST



FIRST FLOOR



ROOF PLAN

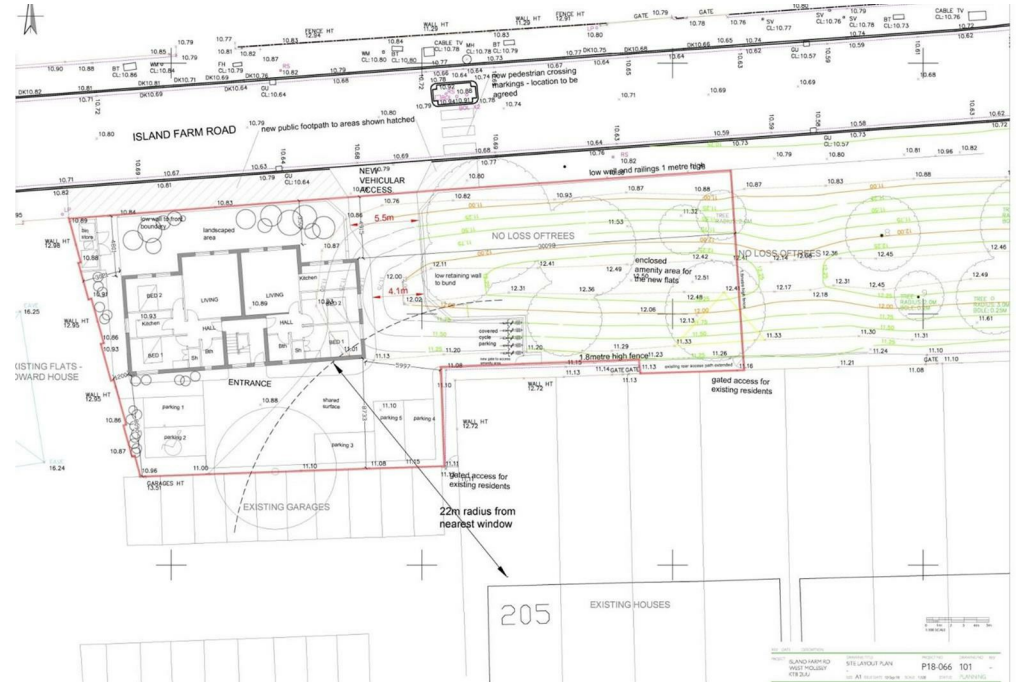


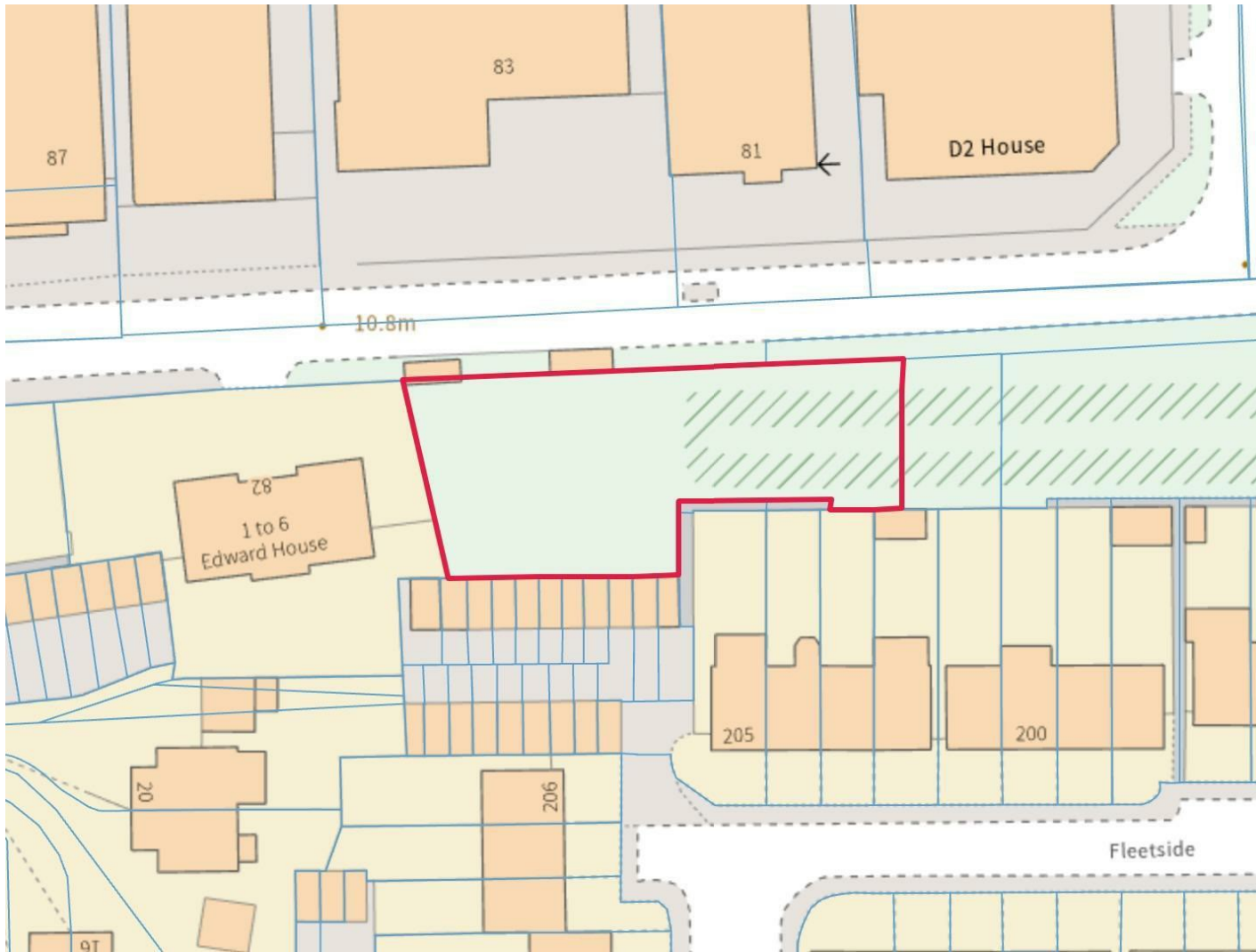
GROUND FLOOR



SECOND FLOOR

BLAND MARKED PROPOSED PLANS & FLOOR PLANS	P18-066	102
DATE: 10/11/2010	SCALE: 1:100	DATE: 10/11/2010





LOCAL AUTHORITY
Elmbridge Borough Council

TENURE
Freehold

COUNCIL TAX BAND
New Build

VIEWINGS
By prior appointment only

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			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Shaw & Co
ESTATE AGENTS

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