

## Lot 79

Land opposite, 94 -136 Broadway, Knaphill,  
Woking, Surrey, GU21 2RL

■ **Freehold parcel of land measuring approximately 2,650sqm (28,534sqft).**

### Location:

The land is situated between Broadway and Reading Way. Public transport links include Brookwood mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A322 and M3 motorway. Shopping amenities can be found locally within Knaphill with an extensive range of shops, bars and restaurants being found in Woking. Recreational pursuits can be found locally at the open spaces of Sussex Road Recreation Ground and Bisley Common.

### Total site area:

Approximately 2,650 sq m (28,534sq ft) / 0.655 acres.

### Description:

This parcel of land extends to approximately 2,650 sq m (28,534sq ft) / 0.655 acres and will be sold on an unconditional basis only. The plot may offer the opportunity for a range of uses subject to any consents where required. Prospective buyers considering alternative use and/or development prospects are deemed to rely solely on their own planning and other enquiries prior to bidding.



All enquiries Ref: James Paterson

**To view:** By application to the site in daylight hours with no prior appointment required. Please see important advice for viewers on page 19 of this catalogue.