



Golf Club Road, St George's Hill, Weybridge



A stunning level building plot

The plot is located off Golf Club Road in the heart of the Estate, and occupies one of the most exquisite locations between two parts of the golf course.

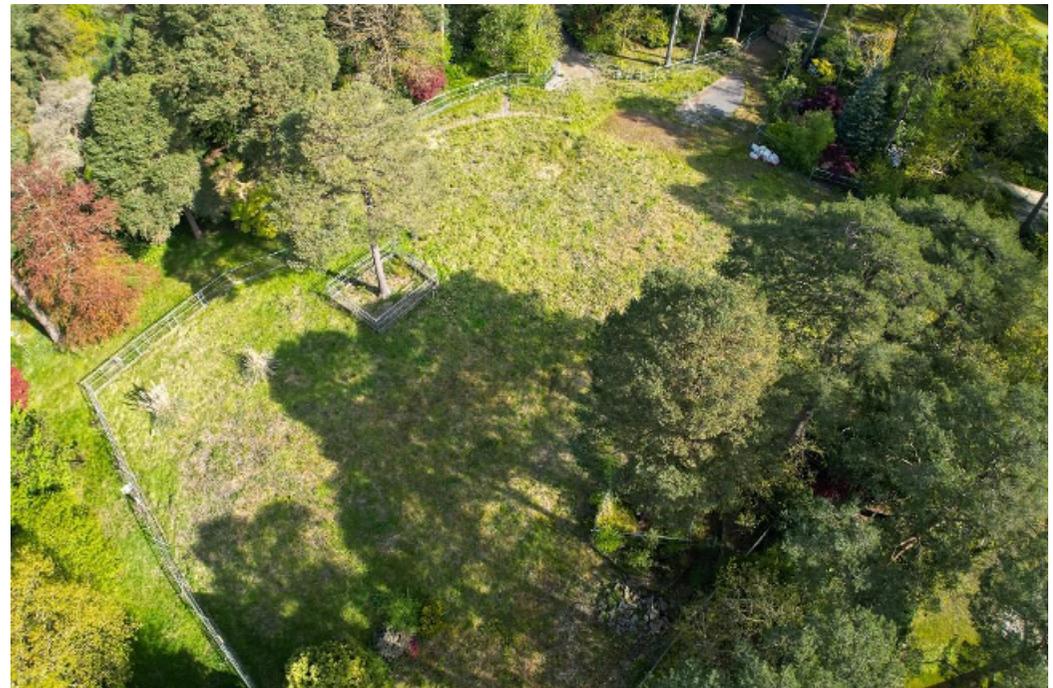
The site is already cleared offering the possibility of reduced SDLT• with no demolition costs, and benefits from a full implemented planning permission (2015/3110) granted in 2015, with a Certificate of Lawfulness for Existing Use of Development.

There is potential for a revised design for a substantial detached dwelling subject to the usual planning consents.

The plot is accessed via a private entrance and is level throughout and cleared ready for development.

Wonderful mature trees and shrubs line the boundary and offer excellent privacy with the south western boundary backing the championship golf course. The orientation of the site gives a natural south westerly aspect to the rear.

- Independent professional advice should be sort for SDLT liabilities.



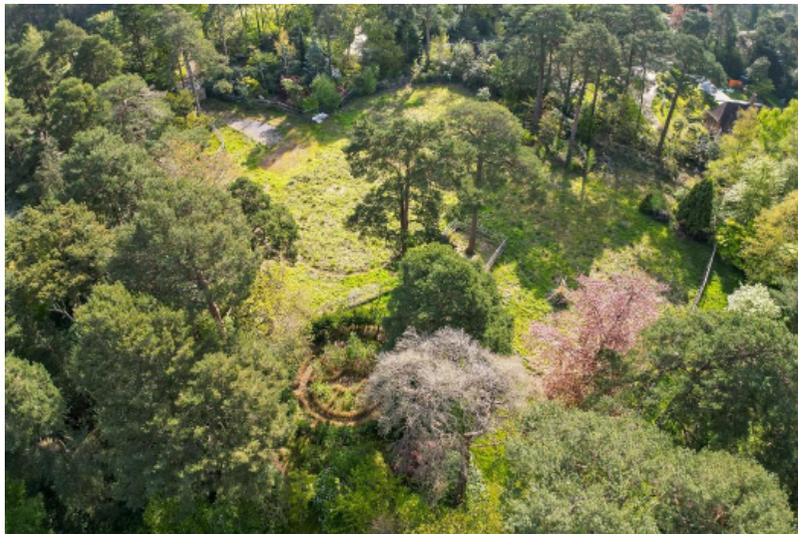


Access to the gated Estate is controlled by 24-7 private security with number plate recording, escorting of prebooked service vehicles, and extensive CCTV coverage, successfully preserving the peaceful, natural ambience and amenity for privileged residents.

St George's Hill Estate is set on the edge of leafy Weybridge, with close proximity to Central London via the A3 and M25 as well as by train to London Waterloo within 28 minutes.

Heathrow and Gatwick Airports are easily accessed, as is the private Farnborough and Fairoaks Airports.

The Estate is set within about 900 acres, and features a championship golf course as well as a separate tennis and squash club, all of which make it an ideal location for families looking for tranquillity, world-class facilities and privacy.





Knight Frank

20 High Street
Weybridge
KT13 8AB
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Tom Hunt
020 8106 1409
tom.hunt@knightfrank.com

Matthew Scott
01932 548001
matthew.scott@knightfrank.com



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