

**RAWLINSON  
&WEBBER.**

Plot 10, Molemeber Road, East Molemeber, Surrey  
 Price Guide £1,100,000 - £1,200,000

## Property Description

“Development Opportunity – Rare Riverside Plot in Private Road

Rawlinson and Webber are delighted to offer this extremely rare opportunity to acquire a riverside development plot in one of East Molesey’s most prestigious private roads.

The plot extends to approximately 0.2 acres (814 sq m) and enjoys direct frontage to the River Ember with attractive open views up and down the river. The road comprises a mix of substantial detached homes from the 1930s through to newly constructed properties completed as recently as 2025.

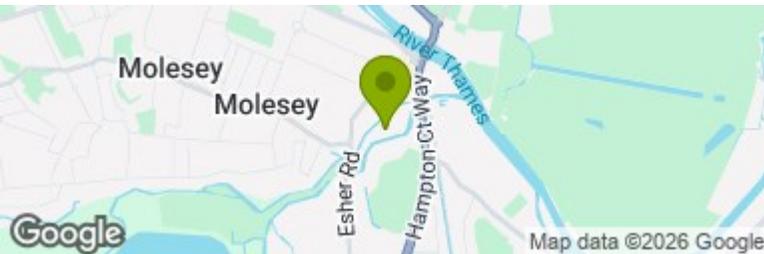
### Features

Following professional guidance, the next step toward a planning application is the location and confirmation of existing land anchors as required by the Environment Agency.

This represents an exceptional opportunity for a buyer to design and build a bespoke riverside home (subject to planning permission and Environment Agency consent) within close proximity to Hampton Court Station, local amenities and highly regarded schools.

Developers Pack available on request subject to approval.

Annual private road contribution: £240 (£210 if paid early).”



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

EPC Rating: