

FREEHOLD



Commercial (EPC Rating:)

OAKS ROAD, STANWELL VILLAGE,
STAINES-UPON-THAMES, TW19 7LG

Offers In Excess Of

£1,995,000



0 Bedroom Commercial located in Staines-Upon-Thames

Warren Anthony Commercial are delighted to bring to the market this part Grade II Listed property built in 1647 known originally as Perry Green but also now referred to as Heathrow Cottages ideally situated for London Heathrow Airport (Terminals 4 & 5 – 5min and Terminals 2 & 3 – 15min away), and yet not under the flight path. It is also close to Staines upon Thames, Windsor Castle, Hampton Court Palace and London (central London is only 50 minutes away by Tube/underground) also a few minutes away from the M25, M3, M4 and A30. It currently offers bed & breakfast accommodation and airport parking with transfer but very suitable for further conversion and development to include a another two rooms possibly to be added in the loft with windows with all bedrooms ensuite as well as basement room capable of configuration to create further rooms this in addition to the 5 rooms currently and potential to extend to at least 7 rooms as described.

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The original part Grade II Listed building (was we understand once three separate cottages) extended we believe some 5 years ago approx. to create a separate lounge/breakfast room having been established as a bed and breakfast 15 years ago approx. with parking for possibly up to 40 cars as well as excavated basement with under floor heating including each bedroom with its own ensuite bathroom and all with underfloor heating

Also land to the rear (with access from Oaks Road) with planning permission for 2 x 3 bedroom detached houses with the foundations already installed and resales per house currently in the order of we believe between £550-600,000 per house.

In addition potential at the rear for a further larger

4 bedroom detached house with a possible resale value in the order of some £800,000 as well as separate 3 bay car port at the very rear with passed planning for either further residential and/or office use subject to planning permission

Local planning and rating authority Spelthorne Borough Council with a copy of the various plans and/or planning permissions available upon request

Price with offers invited in excess of £2,000,000 (Two Million Pounds) subject to contract to be purchased with or without the existing bed and breakfast business to be sold as a going concern if interested with full details of turnover monthly and/or annual available upon request

VAT if applicable to be confirmed

EPC with a current Energy Rating E and Certificate Number 2245-3052-0206-2815-0200. Valid until 24 June 2035

A non-refundable deposit in the sum of £1,000.00 to be taken by Warren Anthony Estate Agents this on agreeing terms and to allow the property then to be removed from the market and the agent on behalf of the seller to carry out its due diligence to include receipt of references, bank statements and/or accounts etc.

Legal costs with each party to be responsible for the payment of their own legal costs as well as any planning costs involved going forward in the future

Viewings strictly by prior appointment only (with no unsolicited visits welcome) through selling agent Warren Anthony Estate Agents on 01923 220012 option 3

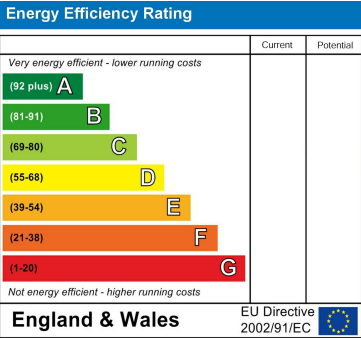


COMMERCIAL SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD



Council Tax Band

Energy Performance Graph



Call us on
01923220012
sales@warrenanthony.co.uk
<https://www.warrenanthony.co.uk>

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 are advised to recheck the