



Redline for indicative purposes only.

Land at Padd Farm, Hurst Lane, Virginia Water, TW20 8QJ

SUMMARY

- Agricultural plot with the potential for redevelopment
- Excellent location within the affluent Virginia Water area.
- Direct train services from Virginia Water into London Waterloo
- Approximately 29.97 acres (12.13 ha) site area
- Freehold for sale
- Subject to existing Option Agreement expiring January 2022

LOCATION

Virginia Water is a popular commuter town in the northern part of Surrey within the Borough of Runnymede and home to the Wentworth Estate and Club and within close proximity to Windsor Great Park to the West.

The site is located to the east of Hurst Lane in Virginia Water with access from Hurst Lane. The site is bounded to the east by Longcross Lake with the M25 lying beyond.

DESCRIPTION

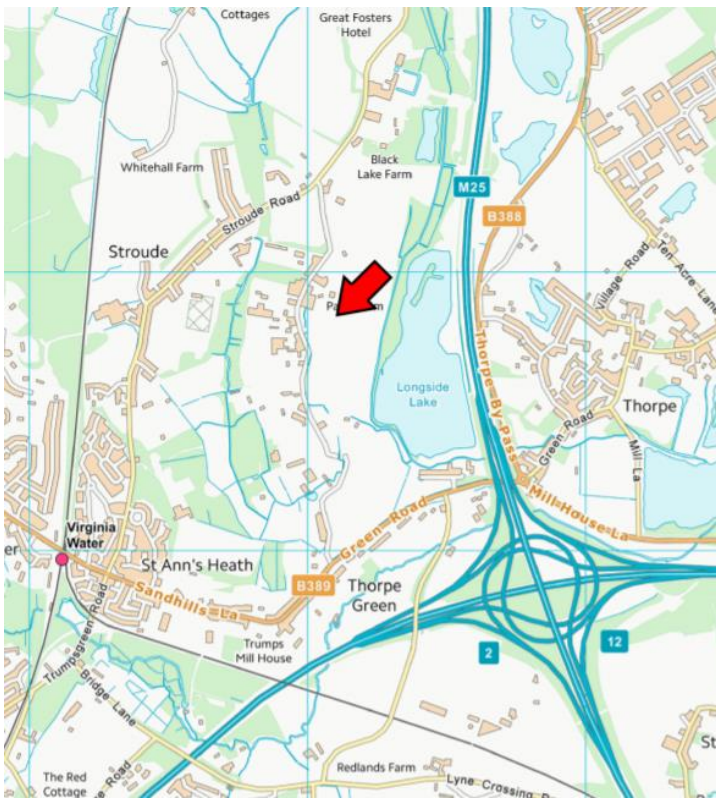
The site lies in a predominantly rural location with dispersed residential development to the west along Hurst Lane and with open fields/horticultural use to the north and open fields/equestrian to the south. The site comprises a number of buildings, structures and areas of hardstanding with a single

residential unit on site which is only to be occupied by a person employed in agriculture.

The surroundings to the west of the site are made up of residential properties comprising of one/two storey semi-detached or detached dwellings. Surrounding the south of the site is mainly open land; however, there are some dispersed housing units in this area.

TRANSPORT

Virginia Water mainline train station lies approximately 1.7 miles to the south of the site, with regular train services into London Waterloo station, with the fastest direct trains taking approximately 45 minutes. The M25 / M3 junction also lies in close proximity to the south east of the site.



Source: EdozoMaps, Plotted Scale 1:20,000



Source: EdozoMaps, Plotted Scale - 1:2,500

PLANNING

The lawful use of the site is agricultural. The site is located within the Green Belt and within a mineral safeguarding area.

The site would benefit from permitted development rights for the conversion of agricultural buildings to residential use.

The site has an extensive planning history and interested parties are advised to make their own detailed planning enquiries with the Local Authority.

OPTION AGREEMENT

The sale is subject to an option agreement expiring January 2022. Further details are available on request.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site, outlined in red on the above Ordnance Survey extract (for identification purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist whether or not mentioned in these particulars. The site is to be sold subject to any Planning Scheme or Development Plan or Agreement, Resolution or Notice, which may or may not come into force and subject to any statutory provisions or byelaws, without obligation on part of the vendor to supply them.

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GUIDE PRICE

Offers are invited via private treaty, price on application.

METHOD OF SALE

The property is for sale by private treaty. If a bid date is set in due course all parties will be notified. The Vendor is not obliged to take the highest or any offer received.

TENURE & LEGAL

The property is offered Freehold and will be available with vacant possession and subject to the existing Option. Each party to bare own legal costs.

VIEWINGS & FURTHER INFORMATION

For further information please contact:

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