
Land off Vicarage Road

EGHAM | SURREY

An opportunity to purchase a strategically
located block of land within the M25

Executive Summary

Permanent pasture and woodland extending to approximately 4.534 hectares (11.20 acres)

Desirable location close to Egham and Staines-upon-Thames

Strategically located adjoining M25

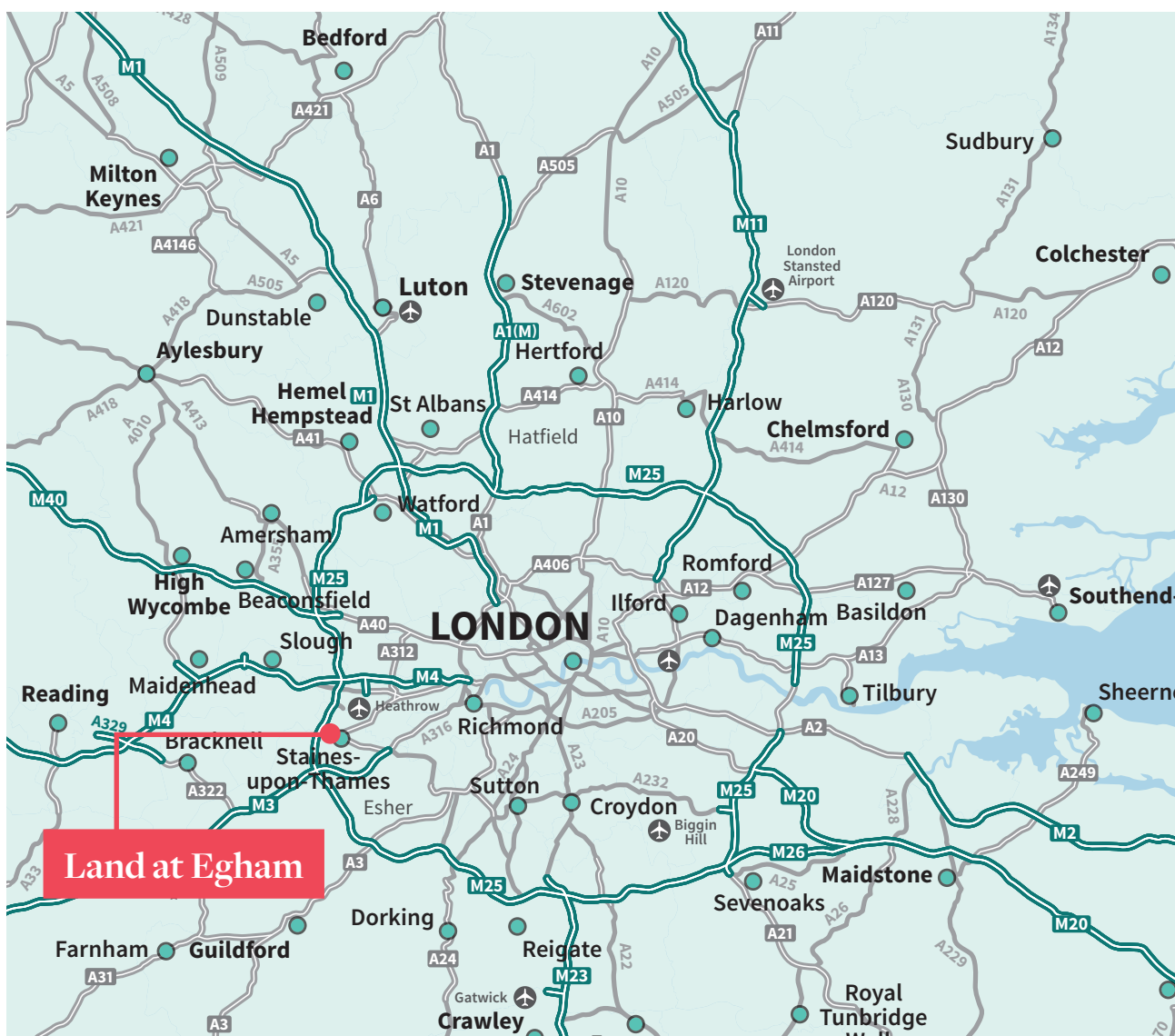
Potential for alternative uses (subject to planning)





Introduction

The sale of the land at Egham presents a rare opportunity to purchase a strategically located parcel of land, extending to approximately 4.534 hectares (11.20 acres), situated within the M25. The land is currently used for equestrian grazing and the majority is permanent pasture with small areas of woodland. The strategic location presents the opportunity to explore alternative uses for the land, subject to planning.

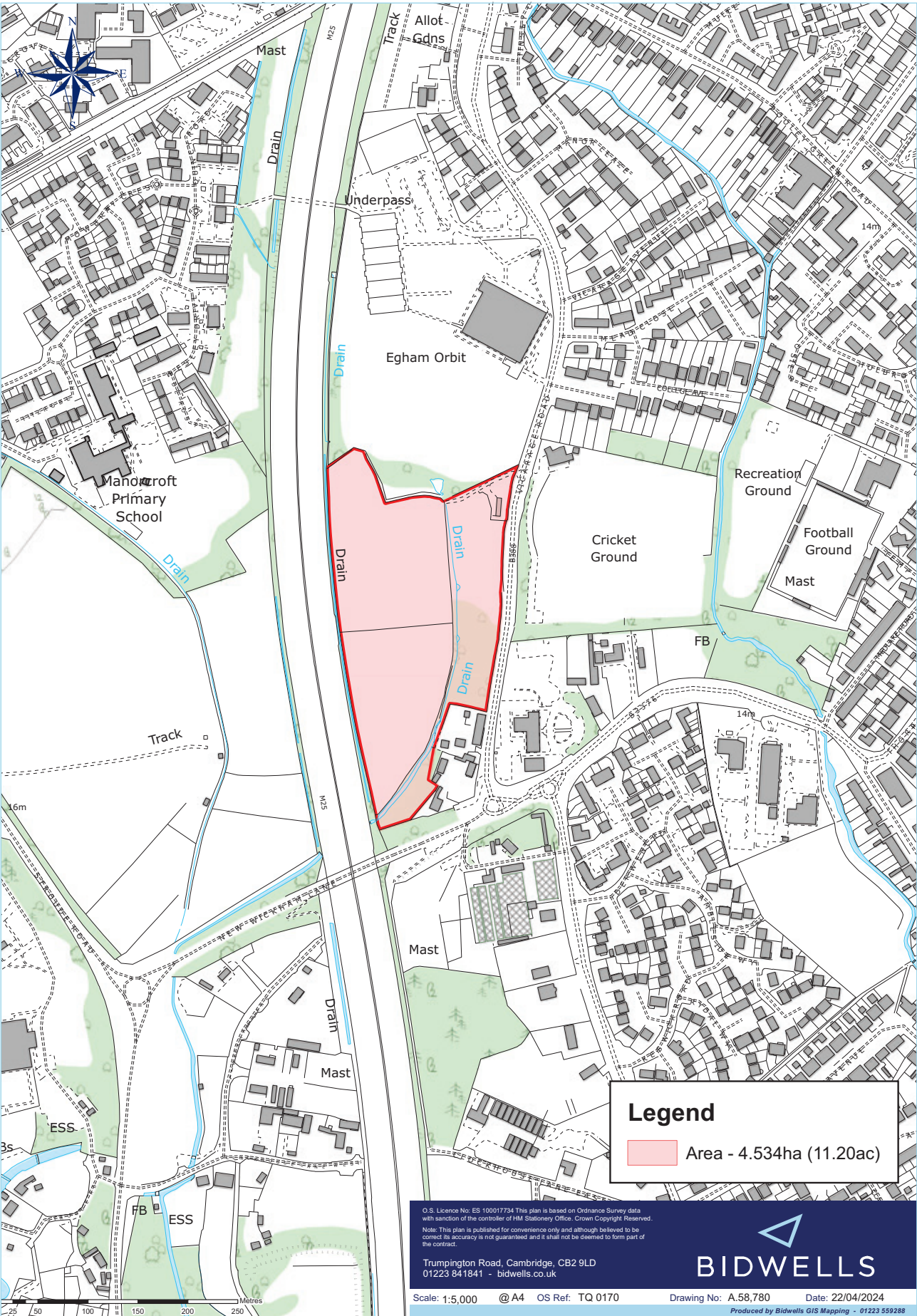


Situation

The land is located to the southwest of the Surrey town of Egham and lies within easy reach of Central London. The land is well situated for the national motorway network being in close proximity to Junction 12 of the M25.

The land directly adjoins the M25 on its western boundary and the B368 (Vicarage Road) on its eastern boundary. The property is accessed directly from Vicarage Road with the access being suitable for its current use.











General Information

PLANNING

The property is within the jurisdiction of Runnymede Borough Council and is located within the metropolitan green belt.

The Purchaser(s) will be deemed to have satisfied themselves of any planning matters affecting the property.

TENURE & POSSESSION

The property is for sale freehold subject to the existing rights of occupation.

The land is currently occupied under the terms of grazing tenancy. The tenancy commenced on 1st December 2021 for a period of 5-years. The passing rent is £2,500 per annum.

A copy of the tenancy agreement is available on request.

OVERAGE PROVISION

The property will be sold subject to an overage provision reserving the vendor 30% of any increase in value accruing over 40 years due to any development over and above the existing use value of the land, triggered by either implementation or a sale with the benefit of planning permission. Further details are available from the selling agent.

METHOD OF SALE

The property is for sale by private treaty.

ACKNOWLEDGEMENT OF CONDITION

The Purchaser(s) will be deemed to have satisfied themselves of the environmental condition of the Property and be purchasing the Property on the basis of its own enquiries, inspections and surveys.

The Purchaser(s) will agree that the Vendor will have no liability in relation to the environmental condition after completion.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The Purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

REGISTERED TITLE

The land is registered under HMLR title number SY485476.

VALUE ADDED TAX

VAT will be payable by the Purchaser(s) in addition to the contract price.

SERVICES

The Purchaser(s) will be deemed to have satisfied themselves of any services available.

SOLICITORS

Knights PLC, Head Office, The Brampton, Newcastle-under-Lyme, Staffordshire ST5 0QW

POSTCODE

The nearest postcode is TW20 9JW.

WHAT3WORDS

The location of the entrance to the property is [///punks.vague.stacks](https://www.what3words.com/punks.vague.stacks).

ANTI-MONEY LAUNDERING

To comply with the Money Laundering Regulations 2017, once an offer is accepted the Purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

LOCAL AUTHORITY

Runnymede Borough Council
Email: planning@runnymede.gov.uk
Telephone: 01932 425131

MINERAL RIGHTS

There will be a reservation of the minerals with regards to aggregate production. Further details are available from the selling agent.

TIMBER & SPORTING RIGHTS

These are included in the sale, in so far as they are owned.

BOUNDARIES

The Vendor and the Vendor's agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchaser(s) will be deemed to have satisfied themselves as to the ownership of any boundaries.

PLANS, AREAS & SCHEDULES

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only.

The Purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

HEALTH & SAFETY

Given the potential hazards we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

PHOTOGRAPHS, FIXTURES & FITTINGS

The photographs in these particulars were April 2024. Only those fixtures and fittings described in the sale details are included in the sale.

VIEWINGS

Viewing and access to the property is strictly by appointment with Bidwells. Please call 01865 953 080.



An interactive
360-degree view of the
land can be viewed by
scanning the QR code.



Drone footage showing
the extent of the land
can be viewed by
scanning the QR code.



Contacts

For further information please contact the selling agents:

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