

# CONSENTED RESIDENTIAL DEVELOPMENT SITE FOR SALE

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

**48/50 ASHLEY ROAD, HAMPTON, MIDDLESEX TW12 2JA**

SITE AREA: 105 SQ. M (1,130 SQ FT) 0.02 ACRES APPROX.



These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

## LOCATION

The site is situated to the south side of Ashley Road, close to the junction with Percy Road. A popular residential location with a varied range of shops, pubs and eateries.

Hampton main line railway station is situated approximately 0.2 miles to the south of the site on Station Road. There is access to the A308 to the west offering access to the A316, M3 to the M4 to the south, offering easy access to central London and the South West.

## DESCRIPTION

The site is currently used as a private surface car park with space for 6/8 vehicles.

The site extends to approximately 0.02 acres

## PLANNING

Reference: 19/2893/FUL  
Planning Permission Granted 15/02/2022

For the construction of a detached two-storey building comprising of two x one-bedroom flats on the vacant car parking site including associated amenity space and no car parking .

## BUSINESS RATES

We recommend contacting London Borough of Richmond Upon Thames to confirm.

## ACCOMMODATION

*Approximate site area:*  
105 sq. m (1,130 sq. ft) or 0.02 Acres

## ENERGY PERFORMANCE RATING

Non Applicable

## TENURE

Freehold Title Number SGL435881 with vacant possession.

## VAT

We have been advised that the property is not elected for VAT.

## PRICE

Unconditional offers are invited in excess of £200,000.

## VIEWING

Strictly by appointment through Sole Agents.

**Scott Helyer**  
SNELLER COMMERCIAL  
020 8977 2204  
[scott@snellers.com](mailto:scott@snellers.com)

