



This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on 28 November 2005 at 9:21:48. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 28 November 2005.

This title is dealt with by the Durham (Boldon House) District Land Registry.



Banstead Road, Epsom

 the personalagent

£35,000

- Investment Opportunity
- Close To Ewell East Mainline Rail Station
- Close to Ewell Village & Banstead



The Personal Agent are pleased to present the fantastic opportunity of purchasing an investment land plot just off of Banstead Road, Ewell, being one of just 80 plots. It is currently being sold as land with the possibility that in the future the site may be signed off to build on, at which point the plot of land will sharply rise in value offering you the option to either sell the plot or self-build.

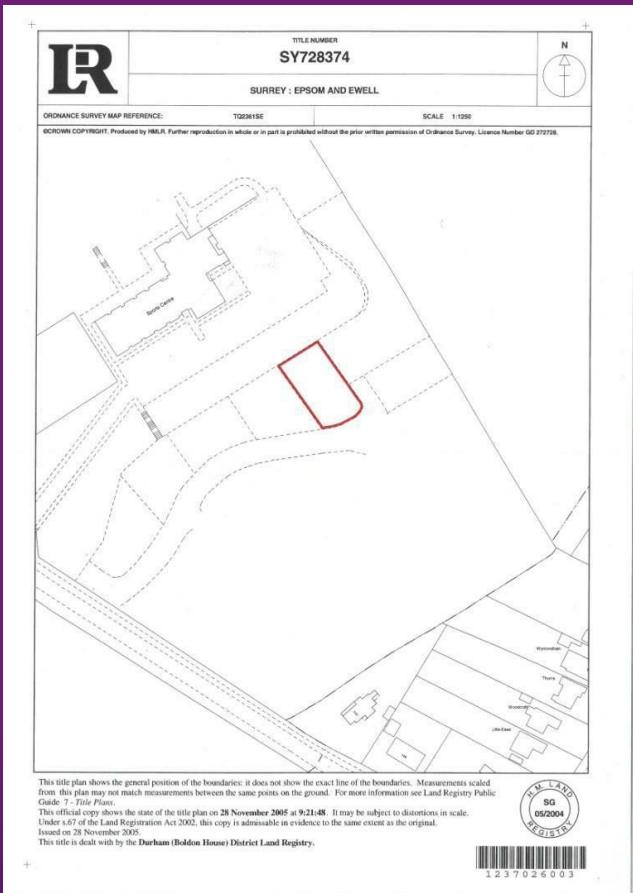
Conveniently located for local shops in Ewell Village and Cheam, plus a more comprehensive range of shopping and leisure facilities in nearby Banstead, Epsom or Kingston-Upon-Thames.

Schools in the area are of a high standard and there is a choice of sought after primary and secondary schools, both private and state.

The property is ideally located for outdoor family activities including walking, cycling, horse riding and rugby yet still benefits from convenient access to London via Ewell East station (Zone 6). For golf enthusiasts, there is the local Cuddington golf club, plus other world renowned courses close by.







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

Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699


the personalagent
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



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