



**FOR SALE**

**Cadline House, Drake Avenue, Staines-upon-Thames, TW18 2AP**

10,893 sq ft

Freehold development opportunity in Staines TW18

CLEARED SITE WITH PLANNING CONSENT FOR 13 RESIDENTIAL UNITS



Proposed Gresham Road Elevation

---

## Description

The site was formerly a two-storey building which was demolished in recent months.

Planning summary:

The scheme has consent from Spelthorne Borough Council for thirteen residential units over a three-storey building, comprising; four one-bed flats and nine two-bed flats plus fifteen under-croft car parking spaces. The CIL payments in relation to the consented scheme come to £152,981. Nil Section 106 and nil social or affordable housing provision.

The planning application and associated documents can be found using this Application Reference: 21/00947/FUL (Planning Applications Online (spelthorne.gov.uk))

Further details and plans available upon request.

---

## Location

The site is located on the junction of Drakes Road and Greasham Road- just 0.2 miles away from Staines Train Station (two minutes' walk), which offers a connection time to Waterloo of 38 minutes, and a connection time to Clapham Junction of 25 minutes.

With easy access to Elmsleigh Shopping Centre and Staines High Street, the site is also just over a mile away from the M25, and just fifteen minutes' drive from Heathrow Airport.

---

## Key points

- Planning consent for thirteen residential units (four x one bed flats and nine x two bed flats) plus car parking.
- Formerly a two-storey office building, now demolished
- CIL payment due/Nil affordable housing
- Ready for construction - cleared site
- Further details and plans available upon request
- Just over a mile away from the M25
- Close to Staines Railway Station providing easy access to Waterloo
- Sale price - £1,750,000





---

## Rents, Rates & Charges

Price	£1,750,000
Rates	On application
Service Charge	On application
VAT	On application
EPC	On application

---

## Viewing & Further Information



**Iftakhar Khan**  
020 3967 0103  
ikhan@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 10/02/2025