



ON THE INSTRUCTION OF:



Victory Place

TOWN LANE, STANWELL, STAINES UPON THAMES, TW19 7PZ

**CONSENTED RESIDENTIAL
DEVELOPMENT SITE**

2.2 acres (0.89 ha)

OPPORTUNITY Summary

Extending to approximately 2.2 acres the site lies between an established residential area and a Tesco supermarket. It was previously used as a car park for the nearby Ashford Hospital and whilst the site is mainly open, there are some poor-quality single storey buildings that are to be demolished as part of the development. The approved planning consent has been implemented and several planning conditions have been discharged..

The site is level and is bisected by Town Lane which provides pedestrian access to the adjoining residential properties. Vehicular access to the new development will be via Town Lane (past Tesco/Ashford Hospital) not Greenaway Terrace.



2.2 acres

WELL LOCATED RESIDENTIAL DEVELOPMENT SITE OF 2.2 ACRES

127 units

DETAILED PLANNING CONSENT FOR 123 APARTMENTS, 4 TOWNHOUSES & 127 PARKING SPACES

22 units

22 UNITS OF AFFORDABLE ACCOMMODATION (AFFORDABLE RENT TENURE)

2.6 miles

2.6 MILES FROM HEATHROW AIRPORT

150 metres

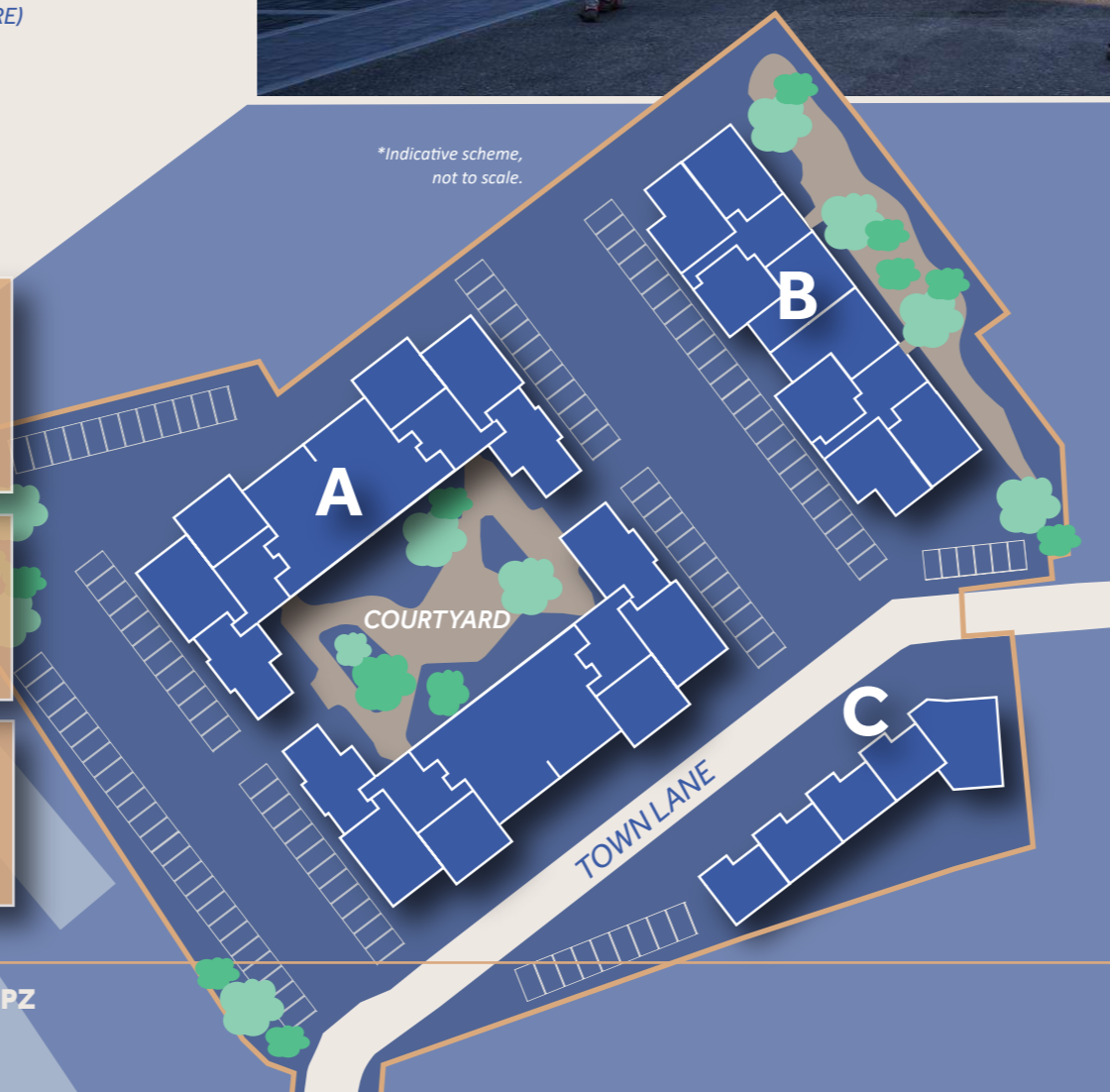
150 METRES FROM ASHFORD HOSPITAL AND TESCO EXTRA

Planned Units:

BLOCK A	TOTAL UNITS	AFFORDABLE
1B2P	40	0
2B3P	45	0
2B4P	10	0
3B4P	2	0
TOTAL	97	0

BLOCK B	TOTAL UNITS	AFFORDABLE
1B2P	2	1
2B3P	16	12
2B4P	6	3
TOTAL	24	16

BLOCK C	TOTAL UNITS	AFFORDABLE
2B3P	1	1
2B4P	1	1
Townhouse (3B4P)	4	4
TOTAL	6	6





LOCATION: Spelthorne

The Borough of Spelthorne has a population of approximately 103,000 residents and covers some 20 square miles.

of local amenities, including shops, schools, pubs and restaurants. It is extremely well located for Heathrow airport which is one of the largest single site employers in the UK.

Situated on the River Thames between Windsor and Hampton Court, Spelthorne is fortunate to have river Thames frontage and the river forms much of the Borough's boundary. Spelthorne's riverside areas are some of the most attractive spots in Surrey and attract visitors from a wide area.

Spelthorne enjoys a buoyant economy with a wide range of businesses attracted by the Borough's close proximity to London, Heathrow Airport and the excellent transport links to the M25, M3 and M4 motorways. BP, Wood Group, Netflix (Shepperton Studios) and dnata are just a few of the global businesses which can be found here.

The main areas of the Borough are Ashford, Shepperton, Staines-upon-Thames, Stanwell and Sunbury on Thames. The Victory Place site is located in Stanwell, a predominately residential area which has a range



M25 (J14) 3 MILES AWAY.



2.6 MILES TO HEATHROW AIRPORT.



ASHFORD RAIL STATION 1.5 MILES AWAY.



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PLANNING: In March 2022 detailed planning consent was granted by Spelthorne Borough Council for “Redevelopment of surplus hospital car park for 127 residential units comprising 123 flats and 4 terraced houses, in buildings ranging from 2 to 5 storeys in height, with associated access, parking (127 spaces), services, facilities and amenity space” under reference - 20/00802/FUL. The scheme includes 22 affordable units of accommodation (Affordable Rent tenure) split between blocks B&C and secured by way of legal agreement.

The consent required development to commence within 2 years of grant and drainage works were undertaken to ensure this condition was met – a confirmatory email from the local authority can be found in the data room acknowledging that construction has commenced. The vendor has also discharged conditions 5,7,9,15,23 of the permission and has partially discharged conditions 20 & 22.

DISPOSAL PROCESS: The site is offered for sale on a freehold basis with vacant possession and the benefit of the existing planning consent. The vendors have a strong preference for an unconditional sale although offers that are made subject to planning will still be considered. Whilst capital receipt will be an important consideration, the vendors will also assess best value against its own corporate objectives, in particular the need for additional affordable housing within Spelthorne Borough. Proposals that can improve on the amount of affordable housing within the scheme or that can help to deliver additional affordable housing locally will be looked upon favourably.

The vendors are also receptive to alternative structures for the sale including some form of partnership linked to the delivery/transfer of the affordable housing and to be reflected in the agreed terms. For an informal discussion on this, please contact the agents.

GUIDE PRICE: Price On Application.

SELECTION CRITERIA: A date will be set for submission of bids after which the vendor anticipates identifying a shortlist before selecting a preferred bidder.

LEGAL COSTS: Each party to bear their own legal costs in respect to this transaction.





VIEWING AND

Further Information

Viewing strictly by confirmed appointment. Additional information is available in a data room. Access will be provided on request.



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DISCLAIMER: The Vendors and its agents hereby give notice that to the extent permitted by law (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser, lessee, mortgagee or other interested person should not rely on them as statements or representations of fact and must satisfy themselves by inspection, enquiries or otherwise as to the correctness of each of them. (iii) no person in the employment of the Vendors or its agents has the authority to make or give any representation of warranty whatever in relation to this property. Subject to Contract and exclusive of VAT. Vail Williams 2024