

# FOR SALE

## CONSENTED DEVELOPMENT SITE

# CAMBERLEY



# whozoo.

 **Garages at Meadows Business Park, Blackwater GU17 9AB**

**Price £600,000**



**Property Type**

**RESIDENTIAL DEVELOPMENT**



**Size**

**16221 FT<sup>2</sup>**



**Tenure**

**FREEHOLD**



**Borough**

**HAMPSHIRE**



**Planning Granted**

**22/02874/FUL**



**Existing Use**

**C3 DWELLING HOUSES**

### Tenanted



No

### Local Train Stations



Meadows Business Park (0.1 miles)  
London Road Camberley (0.5 miles)  
The Atrium Shopping Centre (1.2 miles)

### Local Amenities



Blackwater (0.1 mile) Camberley (1.5 miles)  
Sandhurst (1.5 miles)

### VAT Applicable



No

### Rateable Value

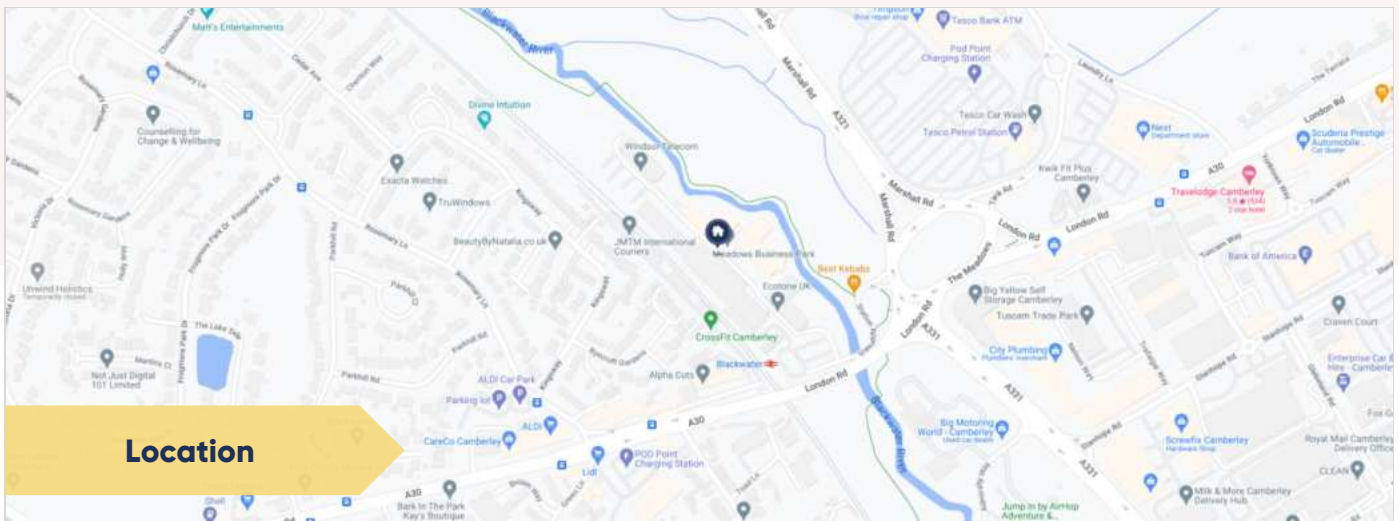


N/A

### EPC



N/A



Location



### Additional Information

This site is located in the Car Park Adjacent to Meadows Business Park in Camberley.

It currently comprises 32 garages, which will be demolished to accommodate the new residential development.

It has planning permission for 2 x houses + 6 x flats (22/02874/FUL), including 4 x one bed & 4 x two bed with associated car and cycle parking, refuse/recycling storage.

The site itself measures a total of 1,507m<sup>2</sup>.

The 1 beds will measure 52 - 58 sqm and the 2 beds will measure 72 - 79 sqm.

There are no S.106 or CIL costs to pay.



## ACCOMMODATION SCHEDULE

UNIT	SIZE (SQM)	SIZE (SQFT)
1 (HOUSE)	79	850
2 (HOUSE)	79	850
3 (FLAT)	55	592
4 (FLAT)	52	560
5 (FLAT)	72	775
6 (FLAT)	58	624
7 (FLAT)	52	560
8 (FLAT)	72	775
<b>TOTAL</b>	<b>519</b>	<b>5,586</b>

**whozoo.**  
Commercial Property, Expertly Done



**Tom Castro**  
Founder

✉ [tomcastro@whozoo.co.uk](mailto:tomcastro@whozoo.co.uk)  
☎ 07976 888 937 / 0333 200 8330



**Laura Snook**  
Property Consultant

✉ [laurasnook@whozoo.co.uk](mailto:laurasnook@whozoo.co.uk)  
☎ 07378 276 538 / 0333 200 8330

**whozoo.**



0333 200 8330



| [info@whozoo.co.uk](mailto:info@whozoo.co.uk) |



| [www.whozoo.co.uk](http://www.whozoo.co.uk) |



07541 906 478

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.