



ASKING PRICE

**£650,000**

**Island Farm Road**

West Molesey, KT8 2LQ

## PROPERTY SUMMARY

Freehold Parcel of land with Planning Permission Granted to construct a 2-story building comprising of 5 x 2 bedroom flats with 5 allocated parking spaces. Located in a residential area, close to a buzzing employment area comprising of offices and light industrial units. Close to Hampton Court Palace & Bushy Park. Located 1.8 Miles From Hersham Station.

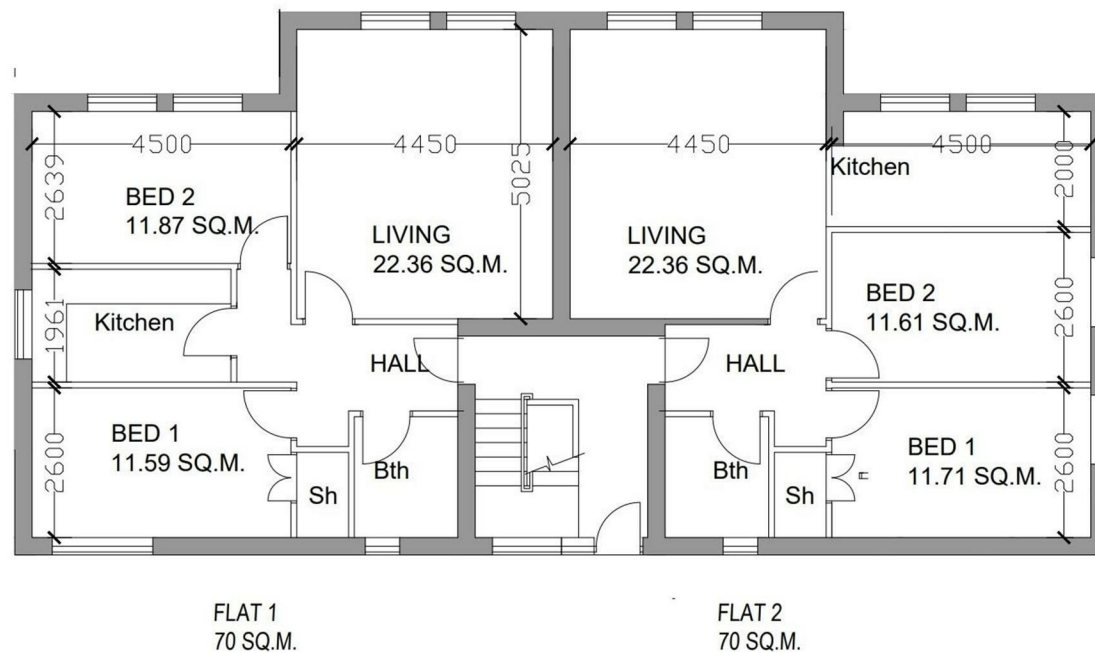
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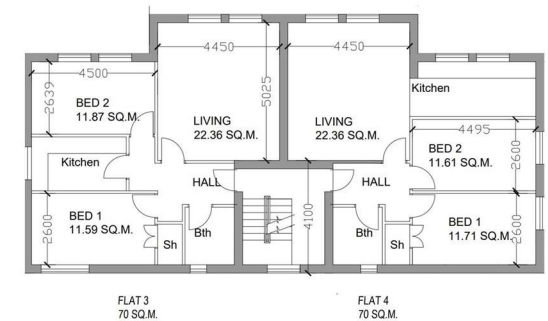
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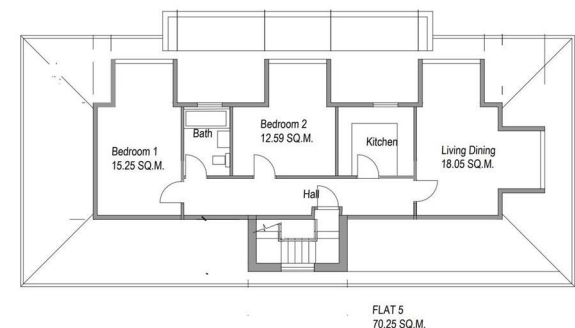
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## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



SIDE - WEST



NORTH - FRONT



SOUTH - REAR



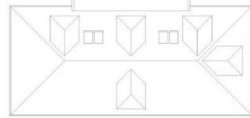
SIDE - EAST



FIRST FLOOR



GROUND FLOOR

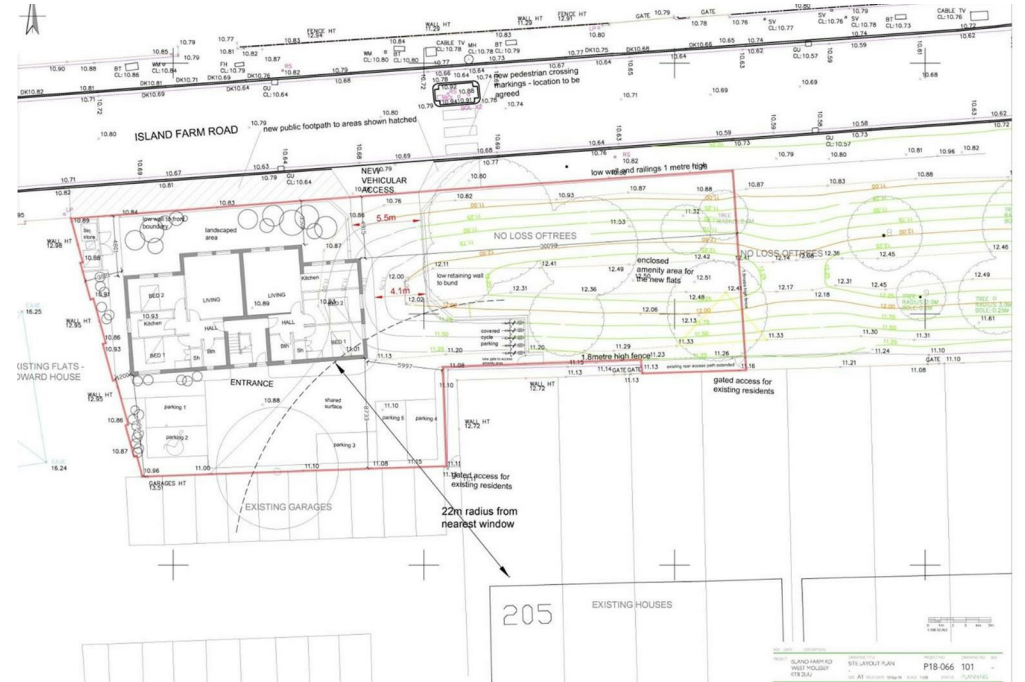


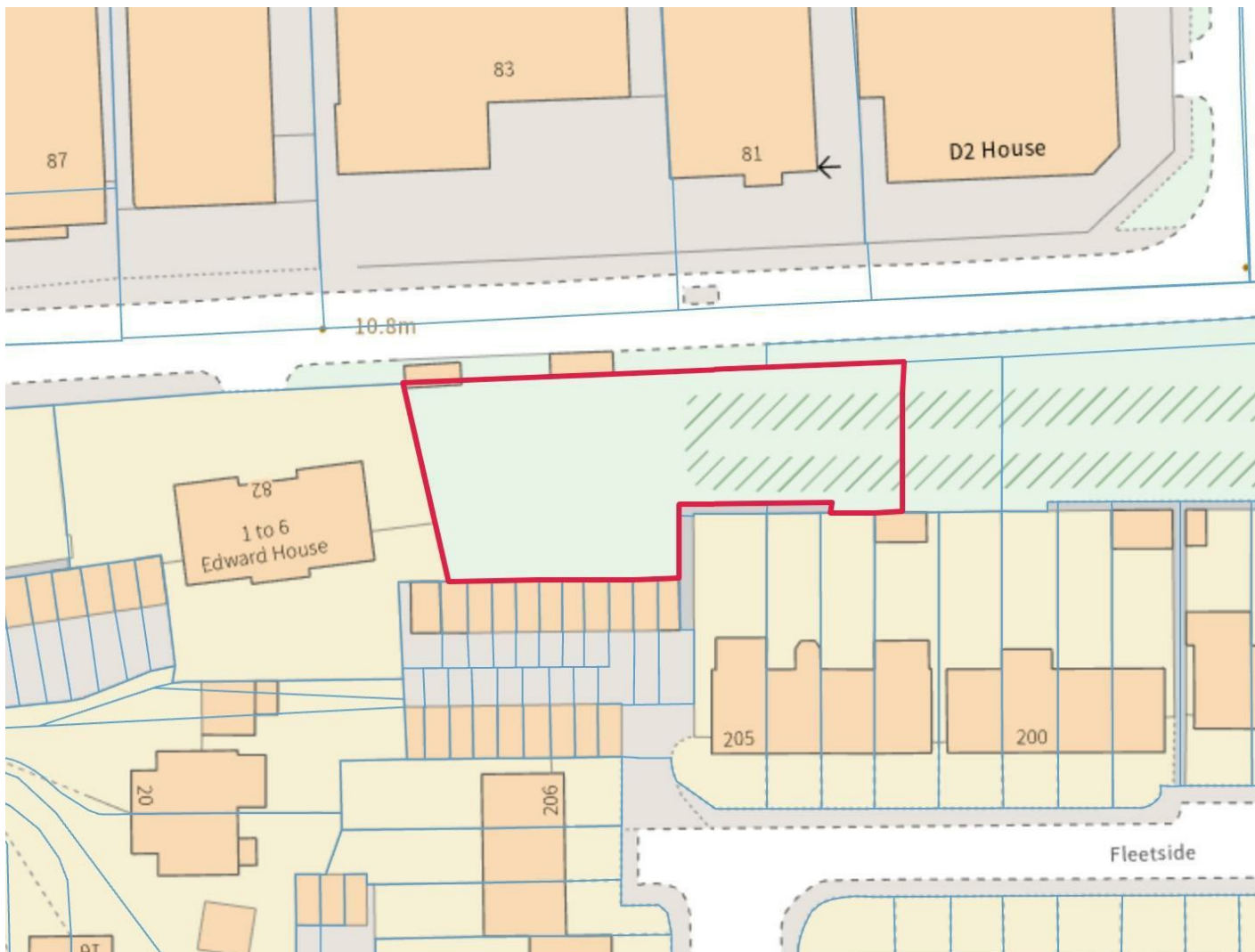
ROOF PLAN



SECOND FLOOR

ISLAND HARMED WEST TOWNSHIP P18-066	PROPOSED PLANS & ELEVATIONS CL 10.000 MSLM DATE: 14/01/2023	P18-066_102 1st FLOOR
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**LOCAL AUTHORITY**  
Elmbridge Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
New Build

**VIEWINGS**  
By prior appointment only

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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