

SURFACED YARD WITH ADJACENT LAND

**For the interest of Investors or
Owner/Occupiers.**

0.59 Hectares (1.21 Acres)

**Freehold For Sale With Vacant
Possession**

**Horton Road, Stanwell Moor,
TW19 6AQ**



Location:

The property is located in the Village of Stanwell Moor between the M25 Motorway and immediately west of Heathrow Airport. Horton Road links directly to the A3044 Stanwell Moor Road, which runs along the western edge of Heathrow Airport and provides easy access to the Airport's terminals and Junction 14 of the M25.

Description:

A property comprises a broadly level open site on back land south of numbers 133-149 (odd) Horton Road. The front section of the site (0.22 hectares) is accessed between two residential properties and a security gate. It has been recently surfaced and includes a storage garage, two porta cabins and two diesel tanks. The rear section of the site (0.27 hectares) is an un-developed paddock.

EPC:

An Energy Performance Certificate is attached to these particulars.

Planning:

Planningsphere act on behalf of the owners and have prepared a summary of the planning history and applicable policies which is attached to these particulars.

A Certificate of Lawful Use or Development was granted on 9 August 2018 by the Borough of Spelthorne for the existing use of the site for a minibus depot for a holiday firm and ancillary offices and welfare facilities.

Terms:

Offers are invited in excess of £1 million for the freehold interest on an unconditional basis.

Asset Management Potential:

The property offers the following opportunities if planning consent can be secured:-

- Re-development of the front section of the site with a permanent building.
- Expansion of the existing use onto the adjacent grassed paddock area.
- Medium-term potential for residential use, in isolation or possibly in conjunction with adjacent land.

Legal Costs:

Each party to bear their own professional costs

Viewings:

No access is available to the site without prior appointment.

For further information, or to make an appointment to view, please contact:

Simon Harper
Jaggard Baker LLP
Tel: 01494 689614
Email: simon.harper@jaggardbaker.co.uk

Particulars dated 13 February 2019

Important Notice

Jaggard Baker, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Baker are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Baker have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VAT

VAT may be payable on the purchase price and/or on the rent and/or on other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position.

Energy Performance Certificate
 Non-Domestic Building

 Glenhaven Yard
 Horton Road
 Stanwell Moor
 STAINES
 TW19 6AF

Certificate Reference Number:
 0914-3060-0618-0390-9501

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



 Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

 **119**

 This is how energy efficient
the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	56
Building complexity (NOS level):	3

Benchmarks

 Buildings similar to this one
could have ratings as follows:

43 If newly built

72 If typical of the
existing stock



Simon Harper
Jaggard Baker LLP

Our reference: 1542.cb
10th July 2018

Dear Sir or Madam

Planning Advice: Titan Travel Yard, Horton Road, Stanwell, Middlesex, TW19 6AQ

1.0 Introduction

PlanningSphere are retained by the site owners.

We have set out below relevant background information and planning advice in respect of the subject site.

2.0 Site Context

The land is a backland site extending to 0.49ha to the south of Nos. 133-149 (odd) Horton Road at Stanwell. The site lies just off the A3044 Stanwell Moor Road within one mile of Heathrow Airport. Junction 14 of the M25 is approximately 1.5 miles and provides access to the motorway network system.

The site comprises two components:

(i) A previously developed area extending to 0.22ha, which includes: a narrow single with access with remote access security gates; 2 No. fuel tanks; 2 No. prefabricated buildings providing administration and welfare facilities; a storage building; and a hard surfaced yard that is used to accommodate mini buses and staff parking.

(ii) The balance of the land to the south in the applicant's ownership is an undeveloped paddock separated by a wooden fence. This part of the site extends to approximately 0.27ha.

3.0 Occupation history

The site was acquired as a going concern in its current use as a vehicle depot with ancillary offices and welfare facilities on 12th January 2006. It is understood that Titan Travel Ltd took occupation of the application site in July 2006 and have subsequently remained in permanent occupation of the application site.

4.0 Planning History

A summary of the planning history is set out in the table below:

Reference	Description	Decision
18/00942/CLD	CLUED application for the existing use of the site for a vehicle storage and parking with ancillary offices and welfare facilities	Under consideration

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Company number 8817487 registered in England at the above address VAT number 177617278



05/00831/FUL NB. Not implemented	Erection of a detached single storey workshop/office building with associated car parking	Approved with conditions 06/01/2006
04/00448/CLD	The existing use of land off Glenhaven Drive for the stationing of 45 residential touring caravans with toilet building and showers building for a temporary period for accommodation for infrastructure team and other site workers at Terminal 5.	Refused 15/06/2004
04/00368/OUT	Erection of a detached single storey motel building with associated car parking following demolition of existing building and removal of caravans, toilets and other associated facilities (OUTLINE)	Withdrawn
04/00233/FUL	Use of land for stationing of 45 residential caravans, with toilet and shower buildings, for Terminal 5 works, for a temporary period until completion of Terminal 5 works.	Withdrawn
04/00190/CLD	The existing use of the land for stationing of 45 residential touring caravans with toilet building and showers building for a temporary period for accommodation for infrastructure team and other site workers at Terminal 5.	Application for Certificate of Lawful Use and Development withdrawn Appeal for non-determination also withdrawn
03/01128/CLD	The existing use of the land for stationing of 40 residential touring caravans with toilet building and showers building for a temporary period for accommodation for infrastructure team and other site workers at Terminal 5.	Withdrawn
03/00900/OUT	Demolition of existing buildings and erection of detached single storey motel building with ancillary car parking (outline application)	Refused 30/10/2003
02/00003/COU	Change of use of stables building to storage	Approved on 19/06/2002 with a time limited condition for 3 years that expired on 30.06.2005
02/00974/FUL	Use of land for the stationing of 40 residential caravans with toilet building and showers building, for a temporary period for infrastructure team workers at Terminal 5 and other workers (RETROSPECTIVE)	Refused 25/11/2002

5.0 Planning overview

The site is over-washed by Green Belt and lies outside any defined settlement boundary. The site is not subject to any flood risk constraints.

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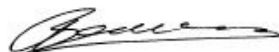
The statutory development plan comprises the policies in the Core Strategy (adopted 2009), Allocations Development Plan Document (Adopted 2009), and six saved Policies from the 2001 Spelthorne Local Plan.

The Council has commenced work on a single Local Plan to fully replace the existing development plan. The replacement plan will have a plan period of 2020 to 2035, and is at early stage in the plan making process following the publication of a recent 'Issues and Options' consultation document.

As noted in the planning history summary above, the site owners instructed PlanningSphere to confirm the established lawful use status of the previously developed part of the site through the submission of a Certificate of Lawfulness of Existing Use and Development application (CLUED). This application has recently been registered, and is currently under consideration by the Spelthorne Borough Council (Ref: 18/00942/CLD).

If approved, the lawful development certificate will confirm that approximately of 50% of the site area will benefit from previously developed land status. This in turn could create an opportunity to promote site for an alternative use through a planning application submission and/or promotion over the medium term through the development plan making process.

Yours faithfully

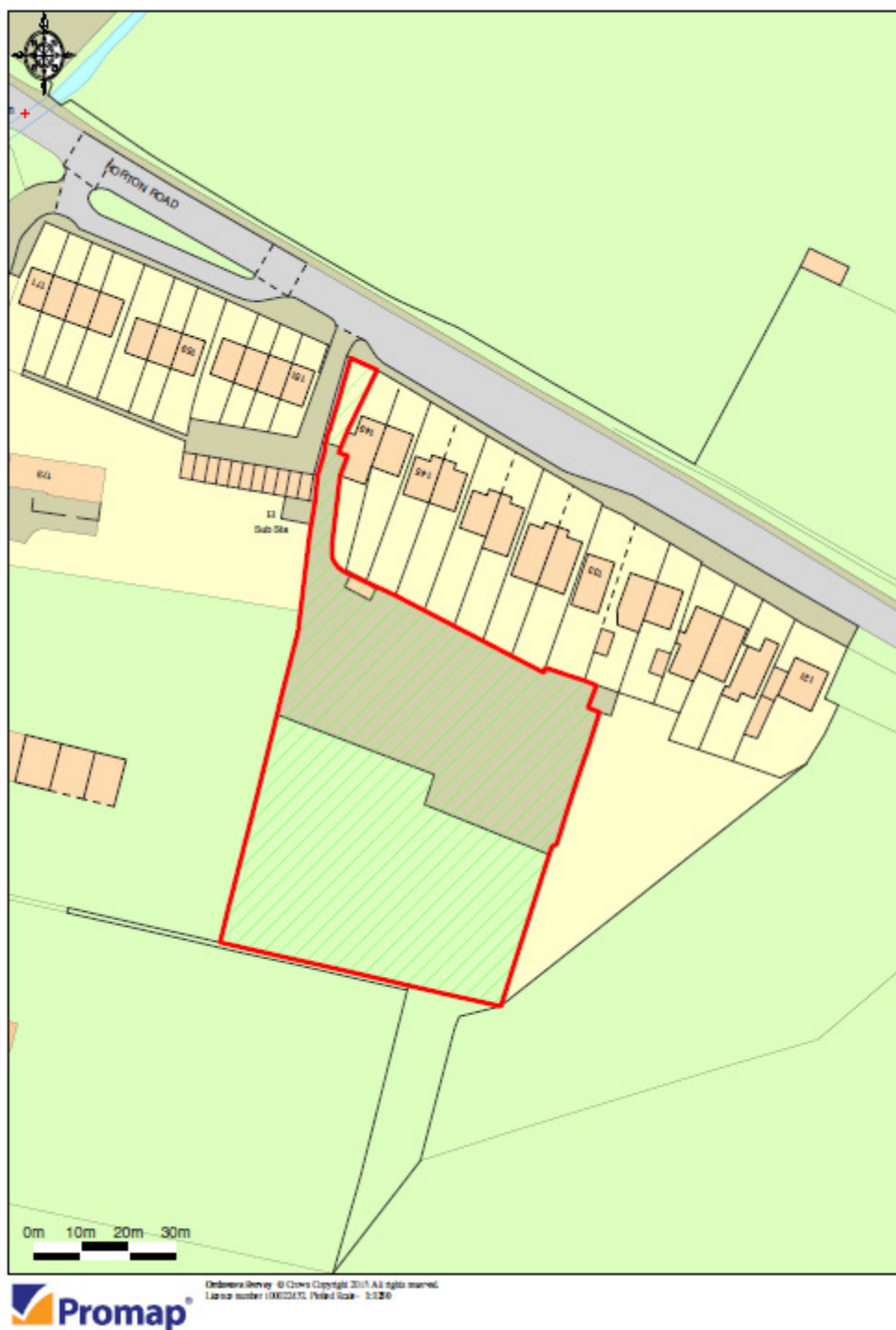


Chris Beaver
Director

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BOROUGH OF SPELTHORNE

TOWN AND COUNTRY PLANNING ACT 1990:SECTION 191
 (as amended by Section 10 of the Planning and Compensation Act 1991)
 TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010
 CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

c/o Chris Beaver
 PlanningSphere Ltd
 Coworking
 The Guild
 High Street
 Bath
 BA1 5EB



For: -	PT	18/00941/CLD
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GRANT CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

SCHEDULE	Application for a Certificate of Lawfulness for the existing use of the site for a minibus depot for a holiday firm and ancillary offices and welfare facilities
AT:	Glenhaven Yard Horton Road Stanwell Moor Staines-upon-Thames TW19 6AF
PLAN NOS	1542/01 Rev. A Received on 16.07.2018

THE BOROUGH OF SPELTHORNE hereby certify that on 29 June 2018 the DEVELOPMENT described in the Schedule above, was LAWFUL within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:-

Reason:-.The Council is satisfied that the use for a minibus depot for a holiday firm and ancillary offices and welfare facilities has been in existence for more than 10 years preceding the date of the application. Accordingly the development described in the Schedule above is lawful under Section 171B of the Town and Country Planning Act 1990.

Dated 9 August 2018

Signed: *EJ Spinks*
 Planning Development Manager
 Duly authorised in this behalf

ANY PERMISSION HEREBY GRANTED RELATES ONLY TO THAT WHICH MAY BE NECESSARY UNDER THE TOWN AND COUNTRY PLANNING ACT 1990. CONSENT UNDER THE BUILDING REGULATIONS MAY ALSO BE NECESSARY.

PLEASE READ THE ACCOMPANYING NOTES OVERLEAF