

# SURFACED YARD WITH ADJACENT LAND

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

**0.59 Hectares (1.21 Acres)**

**Freehold For Sale**

**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:**

The front section of the site has been used for many years as a vehicle storage depot. To confirm this use, the current owners have submitted an application for a Certificate of Lawfulness for the existing use.

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.

**Terms:**

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

The site is currently occupied by Titan Travel Limited, who propose to vacate before 1 November 2018. The existing porta cabins and tanks will remain on site with no dilapidation works being undertaken.

**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:

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Jaggard Baker LLP  
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Particulars dated 11.07.2018

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**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](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

**A+**

 Net zero CO<sub>2</sub> emissions

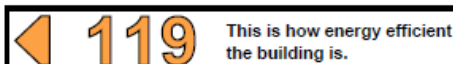
**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125


**119** This is how energy efficient the building is.

**F** 126-150

**G** Over 150

Less energy efficient

**Technical information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	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  
10<sup>th</sup> 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 12<sup>th</sup> 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.

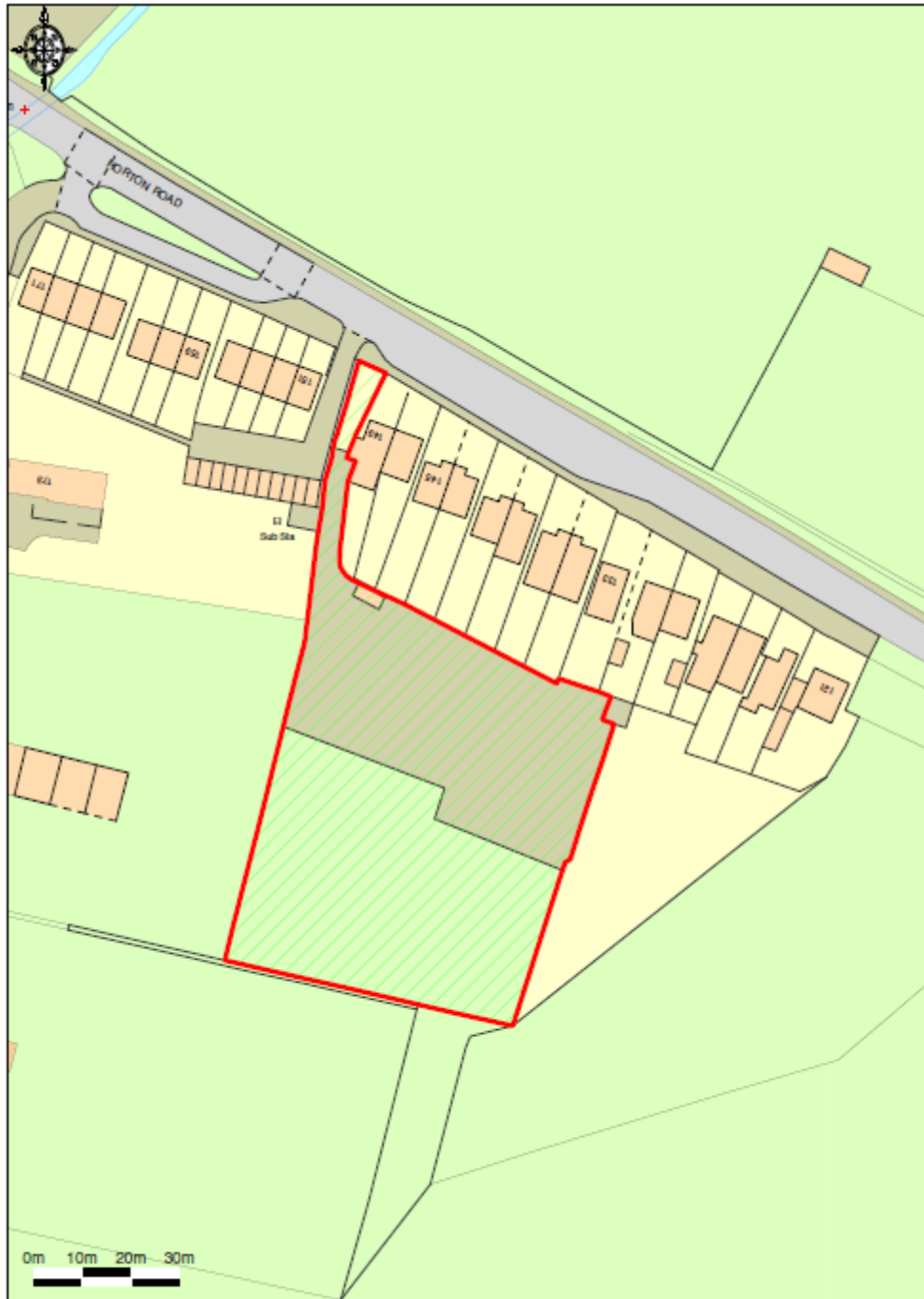
Yours faithfully



**Chris Beaver**  
Director

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