



- > freehold site of approximately 4.7 acres
- > plans prepared for commercial/industrial development
- > full vacant possession

Land off High Street, Ripley, Surrey, GU23 6AD

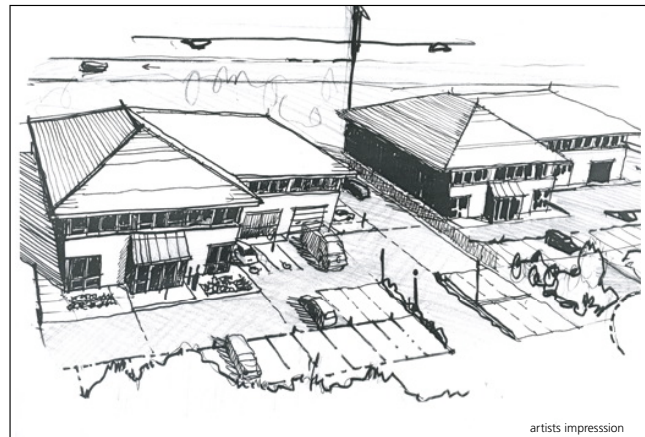


location:

Ripley is an attractive Surrey village located off the A3 between the M25 and Guildford with the commercial centre of Woking lying to the west. The village enjoys a good range of local shopping facilities together with pubs, restaurants and excellent communication links making this a popular commuter location within Surrey. The village itself also comprises a number of commercial premises and benefits from fast access to the M25 lying to the north. Other transport links are provided by rail connections at Woking and Guildford whilst the A3 provides fast access north to the M25 and the A247 leads to Woking.

description:

The property comprises an irregular shaped parcel of land extending to approximately 4.7 acres to the rear of residential property fronting the High Street. It is accessed via a right of way adjoining West End Cottages. These plans show how a commercial development could be arranged on the site providing low rise industrial/B1 office space with ancillary and associated parking. Purchasers must rely upon their own enquiries in regard to the appropriate permissions for access, planning etc required for such development with the site being offered on an unconditional basis only.



artists impression

total site area:

Approximately 4.7 acres

to view:

Strictly and only by arrangement with the auctioneers

note:

The property is currently being utilised as a pig farm and will be vacant prior to completion.

