

# Lot 7

The Old Farm Guest House,  
56 High Street, Stanwell,  
Middlesex TW19 7JS

**GUIDE PRICE: £500,000**



## ATTRACTIVE GUEST HOUSE/HOTEL BUILDING WITH DEVELOPMENT POTENTIAL

This existing guest house/hotel building is presented in a derelict condition and fronts on to the High Street of this picturesque Heathrow village located on the Southern side of Heathrow London Airport. The property currently offers 18 rooms and has been granted planning permission under Ref 11/00981/FUL for the partial demolition of the existing building and erection of 2 floors of accommodation to provide additional bedrooms and internal alterations with ancillary parking. The site occupies an area of approximately 776 sq metres (0.192 acres) and in our opinion offers scope for development or other uses subject to obtaining any necessary planning consent that may be required. The building is offered with the benefit of full vacant possession and will be of interest to developers and investment purchasers. Stanwell is well located for major road links such as the M25, M3 and M4 motorways and is a predominately residential area with local shopping facilities, bus connections and local traders.

### ACCOMMODATION

Ground floor consisting of entrance hall, ten rooms, office, shower/WC area  
First floor consisting of landing, seven rooms and shower/WC area  
Ample parking to rear and hard standing to front

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

Spelthorne Borough Council 01784 451499

### VIEWING TIMES

27/11 @ 11.45am, 2/12 @ 10.45am, 6/12 @ 10.45am

Please note that due to the condition of this property children will not be allowed to enter the premises and any intending party shall enter at their own risk.

### JOINT AUCTIONEERS

Brendons Commercial, 104 Pitshanger Lane, Ealing, W5 1QX, 020 8998 7748



STARTING BID

NOTES

SOLD   UNSOLD   SOLD PRIOR   WITHDRAWN

FINAL BID