



Seymours
LAND & NEW HOMES

The Yard, Hook Mill Lane, Lightwater, GU18 5UD



SUMMARY

On behalf of Windlesham Parish Council, Seymours Land & New Homes is instructed to market a rare opportunity to acquire a substantial parcel of established B1 commercial land situated in Lightwater.

The site extends to approximately 3.94 acres (1.596 hectares) and comprises a broadly level parcel of light industrial land with a mix of hardstanding, yard space and existing storage buildings.

Approximately 0.7-0.8 acres (0.28-0.32 hectares) is laid to hardstanding, providing parking, turning and external storage areas.

There are three separate storage buildings and barns on site, providing a combined gross internal floor area of approximately 335 sq m (3,605 sq ft).

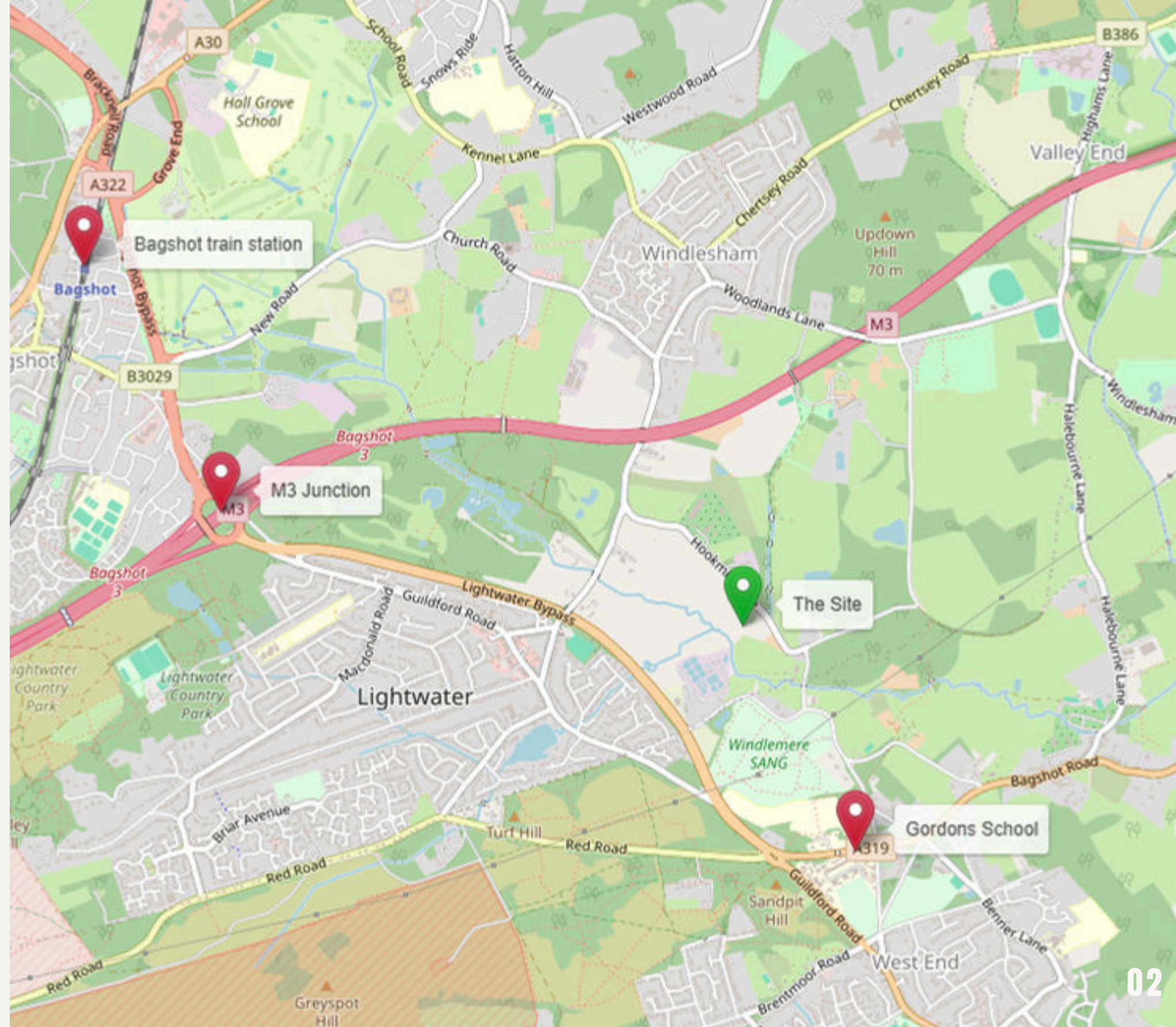
The configuration offers flexibility for continued light industrial use, storage, yard-based operations or potential reconfiguration, subject to covenant and planning considerations.

LOCAL AREA

Lightwater is an established Surrey village positioned between Camberley, Bagshot and Ascot, offering a strategic yet semi-rural commercial setting. The area combines strong residential affluence with convenient access to the regional road network.

Hook Mill Lane is approximately 1.5 miles from the A30 and around 3 miles from Junction 3 of the M3, providing straightforward connectivity to the M25, Heathrow and the wider Thames Valley. Nearby commercial centres at Camberley and Bagshot support a range of trade, industrial and service occupiers.

The immediate locality is characterised by a mix of village amenities, established housing and small-scale commercial premises. Opportunities for yard space and light industrial accommodation in this part of Surrey Heath are relatively limited, underpinning ongoing occupational demand.



Key Features

- Established B1 commercial land
- Total site area circa 3.94 acres (1.596 hectares)
- Approx. 0.7-0.8 acres hardstanding
- Three storage buildings / barns
- Approx. 335 sq m (3,605 sq ft) existing accommodation
- Yard, parking and turning areas
- Accessible Surrey location





FURTHER INFORMATION

Covenant

The land is subject to a restrictive covenant. Relevant documentation is available on request and should be reviewed carefully by interested parties. Purchasers will be expected to rely on their own legal advice in respect of covenant compliance and future use.

Planning

The site is understood to comprise B1 commercial use (light industrial). Interested parties should make their own enquiries of the local planning authority regarding current and future permitted uses.

Opportunity

This is an increasingly rare opportunity to acquire a sizeable commercial landholding in a well-established Surrey location. The combination of yard space, hardstanding and existing buildings makes the site suitable for owner-occupiers, storage operators, contractors or investors seeking income or repositioning potential (subject to covenant).

Method of sale

The property is offered for sale by informal tender. Further details, guide price and access arrangements are available upon request.



CONTACTS

For further information please contact:

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