

Lot 105

Shop Unit, 15 Ash Tree Court, Feltham Hill Road, Ashford, Middlesex, TW15 2BU



All enquiries Ref: Callum Glenn



- Long leasehold self-contained unit with planning permission
- Planning permission granted for a two-bedroom residential flat
- Full vacant possession

**Location:**

The property is situated off Feltham Hill Road. Public transport links include a choice of Ashford and Sunbury mainline rail stations together with a network of local bus services serving the surrounding vicinity. Road links include the A308, A30, A4 together with the M4, M25 and M3 motorways. Shopping amenities can be found locally within Ashford and Sunbury with an extensive range of shops, bars and restaurants being found in Feltham, Staines and Twickenham. Recreational pursuits can be found locally at the open spaces of Ashford Recreation Ground, Bedfont Lakes Country Park and Lakeside Sports Ground.

**Accommodation (once built):**

Entrance hall, two bedrooms, reception room/kitchen, bathroom, en-suite

**EPC rating:**

TBC (commercial)

**Description/planning:**

Leasehold ground floor commercial unit with planning permission for change of use to residential and conversion plus extension for a two bedroom flat. Planning permission has been granted by Spelthorne Borough Council on the 24th March 2026 for the erection of the first floor rear extension and change of use of the ground floor from Estate Agent (Class E1) to two bedroom residential flat (Class C3) with associated parking. (ref 26/00033/FUL). Copies of the plans and consent are available for inspection online.

**Lease:**

The property will be sold on a new long lease following completion. Please refer to the legal documents.

**To view:**

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

