

An aerial photograph of the Crabtree Office Village, featuring several large office buildings and extensive parking areas. The image is overlaid with several thick, diagonal geometric bands in white, black, and a muted orange color, creating a modern, architectural aesthetic. The text is centered over the middle of the image.

# CRABTREE OFFICE VILLAGE

EVERSLEY WAY, EGHAM, TW20 8RY

Freehold consented residential  
opportunity of three office buildings



# THE OPPORTUNITY

- Crabtree Office Village encompasses three self-contained office buildings totalling 15,310 sq ft on a net internal basis.
- Excellent connectivity situated between Junction 11 and Junction 13 of the M25.
- Consented residential development opportunity:
  - » Retained and retrofitted residential conversion of the existing office buildings to provide 20 new homes.
  - » Proposed change of use under Class MA, together with associated external works to support the residential scheme.
  - » The scheme provides 20 units across the three buildings, comprising 8 units in Blenheim House and 12 units across Laxton House and Ashmead House.
- EPCs on existing buildings range from C(73) to D(91).
- 47 car parking spaces for existing offices.

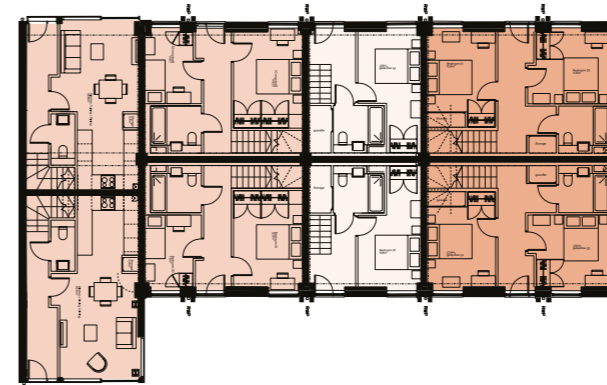
# CONSENTED SCHEME RESIDENTIAL REFURBISHMENT

Residential refurbishment via consented planning permission providing 20 units ranging between approximately 549 sq ft to 1,119 sq ft.

First floor plan



## BLENHEIM HOUSE - 8 HOMES

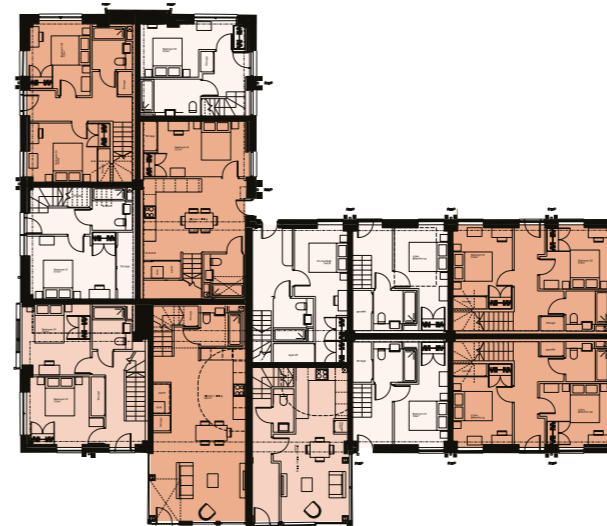


Ground floor plan

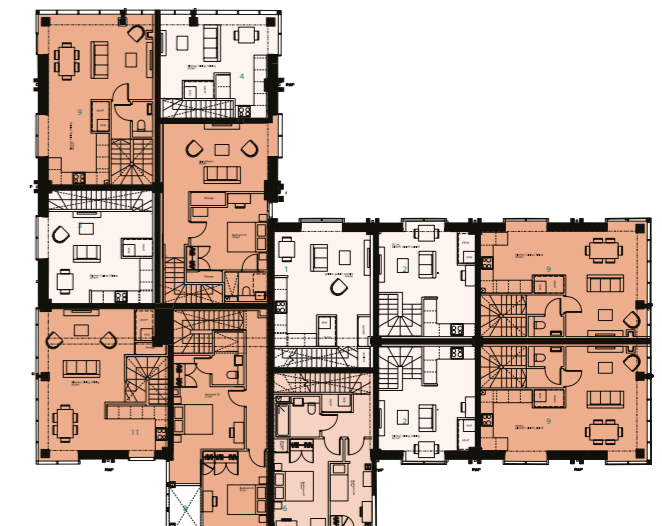


First floor plan

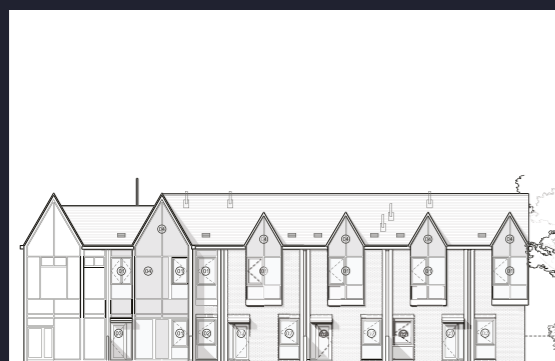
## LAXTON & ASHMEAD HOUSE - 12 HOMES



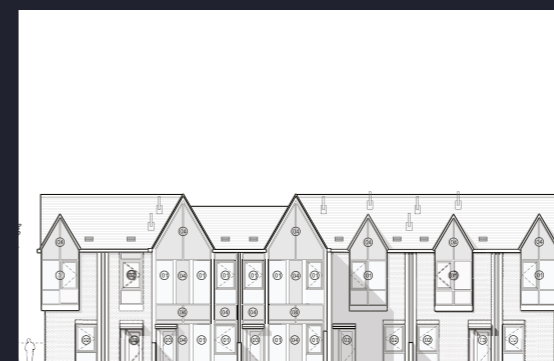
Ground floor plan



First floor plan



- Prior approvals granted for the change of use of the existing office buildings to provide 20 residential units under applications RU.25/0822 and RU.25/0833.
- 8 units at Blenheim House and 12 units across Laxton House and Ashmead House
- Mix of 7 one-bedroom and 13 two-bedroom homes.
- All homes arranged over ground and first floors with individual front door access.
- Retains and repurposes the existing buildings, providing a more sustainable residential solution.



- Planning permission granted under application RU.25/0804 for the external works supporting the residential conversion.
- Works include changes to elevations and roofs, demolition of external escape stairs, new front doors, rooflights, landscaping, car parking, cycle parking, refuse stores and associated works.
- 31 car parking spaces proposed in total, with a minimum of one space per dwelling and the balance for visitors.
- Two secure cycle stores providing 20 spaces.
- Landscaped pocket park and planted buffers to improve resident amenity, privacy and biodiversity.

# LOCATION & CONNECTIVITY

Crabtree Office Village is located between Junction 11 and Junction 13 of the M25.

Egham is some 2 miles to the northwest, Staines 3.5m to the northeast and Chertsey 3.5m to the southeast, with excellent amenities available in each of the towns.

Heathrow Airport is approximately 20 minutes drive.



Local amenities	By road
Great Fosters	1.6 miles
Thorpe Park	1.8 miles
Elmsleigh Shopping Centre	3.7 miles
Virginia Water	3.8 miles
Topgolf Surrey	5.6 miles
Windsor Great Park	6.8 miles
Windsor Castle	7.0 miles
Legoland	8.1 miles



Local connections	By road
J13 M25	2.7 miles
J2 M3	6.5 miles
J4B M4	6.8 miles
Heathrow Airport	7.8 miles
A3	9.9 miles
J1A M40	12.1 miles
Central London	20.7 miles
J8 M23	25.4 miles

# FURTHER INFORMATION

## MONEY LAUNDERING

A purchaser will be required to provide appropriate ID information before solicitors are instructed to comply with Money Laundering Regulations.

## VAT

The property is elected for VAT and the sale could be treated as a Transfer of Going Concern (TOGC).

## EPC

Please see [curchodandco.com](http://curchodandco.com) for individual certificates.

## CONTACT

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## PROPOSAL

Guide price in excess of £2,000,000 (Two Million Pounds), subject to contract and exclusive of VAT.

## LEGAL COST

Each party is to be responsible for its own legal costs incurred in any transaction.



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**01483 730060**  
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