

CONSENTED DEVELOPMENT
OPPORTUNITY



Land at SPRINGFIELD ROAD

ASHFORD • TW15 2LR

RAPLEYS

LOCATION

Ashford is a well-established town within the Borough of Spelthorne, benefiting from strong connections to London Waterloo, Heathrow Airport and the wider strategic road network.

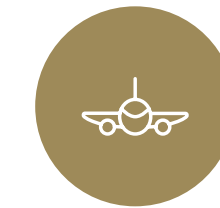
The site is situated on Springfield Road, a short walk from Ashford High Street, which provides a traditional high street environment with a range of independent shops, cafés and everyday amenities. Further retail and leisure facilities are available in nearby Staines-upon-Thames.

Ashford railway station provides regular direct services to London Waterloo in approximately 38 minutes. Heathrow Airport is situated approximately 3.2 miles to the north, while Junction 13 of the M25 is approximately 3.8 miles to the west, providing convenient access to London and the wider Southeast.



RAIL

Ashford railway station is approximately a 9-minute walk from the site and provides regular direct services to London Waterloo.



AIR

Heathrow Airport is approximately a 9-minute drive from the site and provides a wide range of domestic and international connections.



ROADS

The M25 is approximately an 8-minute drive from the site, providing convenient access to London and the wider motorway network.

DESCRIPTION

The site is located on Springfield Road, Ashford, TW15 2LR, within an established residential area. Planning permission has been granted for the development of 1 & 3 Springfield Road, comprising a pair of three-bedroom semi-detached houses.

The site measures roughly 462 sqm (0.11 acres) and currently comprises a vacant, gated and overgrown parcel of land with direct access from Springfield Road. It is bordered by existing residential properties, with a pair of semi-detached houses immediately to the south and the rear gardens of properties fronting Chesterfield Road adjoining the northern boundary.



PLANNING

The site benefits from full planning permission for the erection of a pair of three-bedroom semi-detached houses.

Planning permission was granted by Spelthorne Borough Council on 8 March 2024 under application reference **23/00967/FUL**.

The seller has advised that the Community Infrastructure Levy liability associated with the approved development has been paid. Interested parties should verify the position independently and satisfy themselves regarding any remaining planning obligations, conditions or liabilities.

Copies of the decision notice, approved drawings and supporting planning documents will be made available within the data room.



DEVELOPMENT

The approved scheme comprises two three-bedroom semi-detached houses, each benefiting from driveway parking for one vehicle, a private rear garden and patio, semi-detached outbuilding and designated study.

The approved dwellings are designed to a high specification, with every bedroom benefiting from its own en-suite bathroom or shower room alongside an additional W/C on the ground floor.

The single-storey living and dining area is finished with a green roof and incorporates a generously sized rooflight, providing natural light to the accommodation below.

Each dwelling also benefits from its own section of a semi-detached outbuilding. This comprises a flexible room suitable for use as a home office or gym, together with a separately accessed storage room to the rear.

The approved design also incorporates photovoltaic panels on the front-facing roof slope of each dwelling alongside more panels on the outbuilding.

The scheme provides well-proportioned family accommodation and private external amenity space within an established residential location. Interested parties should review the approved plans to confirm the precise accommodation and dimensions.



VIEWINGS

- Strictly via appointment through Rapleys.
- Viewing days will be arranged during the course of the marketing period.

OFFERS

- Offers are invited on an unconditional basis.

BIDS & SUBMISSIONS

- Offers are invited on an unconditional basis.
- A 10% deposit will be required upon exchange of contracts.

All submissions should include the following information:

- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
- Confirmation of funding and any third-party approvals required.
- Confirmation that you and your solicitors have reviewed all documentation contained within the Data Room.
- Details of the solicitors who will be acting on your behalf in this transaction.
- The bid deadline for offers is noon on 22 October 2026 and offers should be submitted by email to Serena Esses.

IDENTITY CHECKS / AML

- The Money Laundering Regulations require us to conduct checks upon all purchasers. Prospective purchasers will be required to provide proof of identity and residence.
- For a company, any person owning more than 25% must also provide the same.

CONTACTS



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RAPLEYS

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