

# LOT 21B

## Former Builders Yard, Cambridge Road, Aldershot GU11 1QN

### Freehold Site with Planning Permission for 2 Houses

#### Location & Description

A former builders yard including a dilapidated timber building located on the east side of Cambridge Road close to its junction with Alexandra Road, just to the south of the A323 and south east of its junction with A325 Farnborough Road.

Within a residential area the property is about  $\frac{3}{4}$  mile west of Aldershot town centre and approximately 200m east of the A325 which links the A31 and M3 at Junction 4.

#### Accommodation

Scaled from digital mapping the site area is approximately 3,608 sq ft (0.08 acre)

Planning permission has been granted by Rushmoor Borough Council (Ref: 10/00243/FULPP - Tel: 01252 398399) for the development of two 2-bedroom semi-detached houses each with two secure parking spaces.

**CONTACT: 020 8520 8383**

#### Joint Auctioneer

Castells

Tel: 01252 333003

Attn: S.Caudwell. Esq



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**GUIDE PRICE: £100,000 - £125,000**