

Consented Residential Development Opportunity

70-74 GODSTONE ROAD

WHYTELEAFE | SURREY | CR3 0EB

allsop





CGI of previous scheme

Development Considerations

- Consented Residential Development Opportunity located in Whyteleafe, Surrey
- Freehold vacant site extending approximately 0.252 acres (0.1035 ha)
- Consent for the development of 12 flats (8,480 sq ft NSA) and two retail units (1,226 sq ft GIA)
- Positive Pre-application for the development of 14 flats and two retail units
- Provision of a 100% Private Scheme
- Located 150m from Whyteleafe Recreation Ground
- Well located within walking distance of two railway stations with direct access into central London in 30 minutes

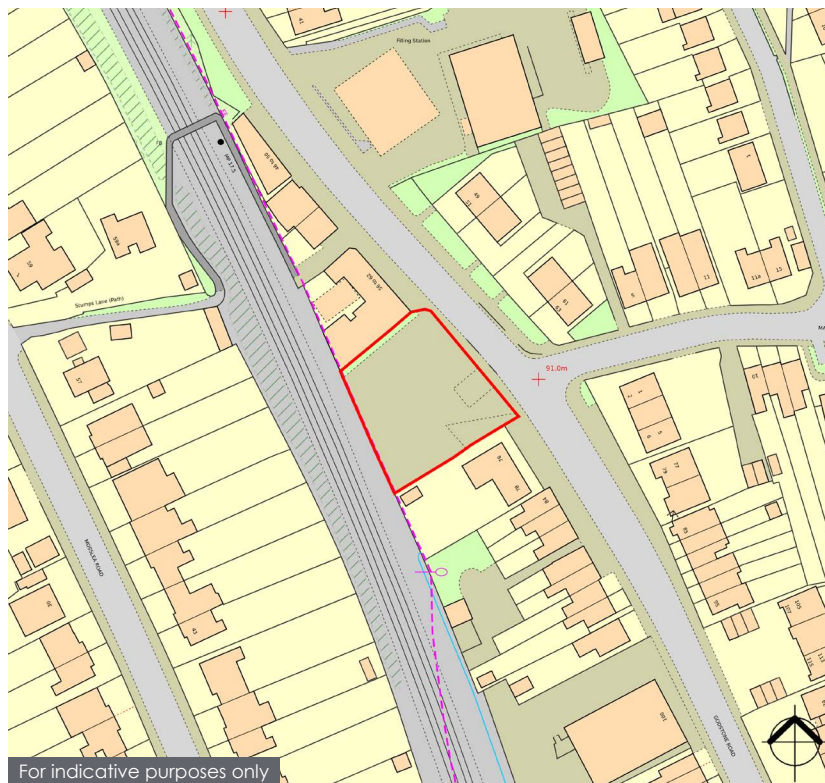
Proposal

Our client is seeking unconditional offers in excess of **£1,000,000 (One Million Pounds)** for the Freehold interest, subject to contract

Location

The site is situated in the village of Whyteleafe in Tandridge, Surrey, approximately 15 miles south of Central London. It forms part of the southern perimeter of Greater London and is within the M25. The site is conveniently located on the A22 which provides access to London. The area is predominantly residential, and benefits from some shops and amenities on the road with further pubs and shops close a short walk to the south.

The site is in the North Downs area which benefits from outstanding scenery and green areas. To the east of the site there is Whyteleafe Recreation Ground, a large open public park. There are also several other larger parks and commons in the locality. These include, Kenley & Riddlesdown Common, Bourne Park, Whyteleafe Hill and other commons in Warlingham. Local retail provisions and amenities are provided along Godstone Road with the likes of Tesco Express and M&S Simply Food. Further amenities are accessible in the centre of Whyteleafe.



For indicative purposes only

Connectivity



The property is located 500 metres north of both Whyteleafe (Southern) and Upper Warlingham Stations (Southern). Upper Warlingham provides direct access into London Victoria within 30 minutes with Whyteleafe Station providing a direct route into London Bridge in 42 minutes.



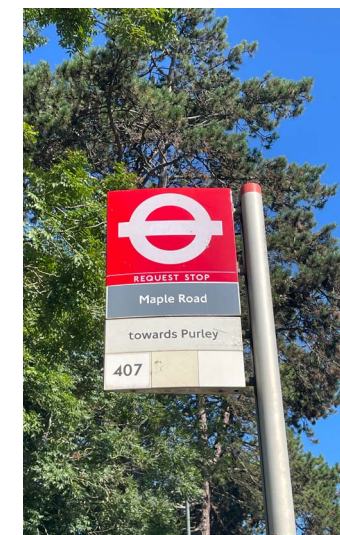
The 407 bus serves Godstone Road and provide services to Purley, Croydon and Sutton.



The site benefits from excellent road connections being situated on the A22. It provides routes to London and also links to the M25, 6 miles south, which provides access to the wider UK road network.



Gatwick Airport is 17 miles south and Heathrow airport is 20 miles northwest.



Tenure

Freehold Title No SY250557.

Description

The site currently occupies a square plot of land extending to approximately 0.252 acres (0.1035 ha). The site is currently vacant and predominantly level with no significant changes in gradient. We understand it was historically occupied by a mixed use three story building of part residential, part commercial with some additional buildings to the rear which have previously been demolished.

The site is not in a Conservation area or within Green Belt and there are no Listed buildings within the immediate surroundings.

Planning

Local Planning Authority

Tandridge District Council

Website: www.tandridge.gov.uk/Planning-and-building

Pre-Application

There has been a positive preapp to increase the current planning to 14 residential units and 2 retail units. Details of this can be found in the data room.

CIL & S.106 Costs

We have been advised that CIL Liability is £165,453.77 (including indexation).

A full breakdown of the CIL requirements can be found in the Dataroom.

Planning Permission

The Site benefits from the following planning permission (Ref: 2021/1011) granted on the 25th May 2023 by Tandridge District Council which provides:

'Proposed four storey building with E(g) (i) or (ii) uses on the ground floor and C3 use on the upper floors to provide 12 flats and associated car parking and amenity space.'

The site benefits from planning consent for 12 residential units (8,480 sq ft NSA) and 2 retail units (1,226 sq ft GIA). The plans allow for 19 parking spaces to the rear of the site.

The breakdown of the units is as follows:

- 2 x Retail Units
- 4 x One Bed flats
- 6 x Two Bed flats
- 2 x Three bed flats

There is no affordable provision so this will be a 100% private scheme.



Energy Performance Certificates

Following completion of the development, EPCs will be recommended.

VAT

The property is not elected for VAT.

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

Further Information

Further information including title and historical planning documents are available in the Data Room which can be accessed using the following link: [Godstone Road, Whyteleafe - Dataroom](#).

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CONTACT INFORMATION

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