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**FOR SALE**

**PART-REVERSIONARY FREEHOLD GROUND RENT  
INVESTMENT WITH DEVELOPMENT POTENTIAL (STPP)**

**LONGHOLM, 3 CHEQUERS LANE, WALTON ON THE HILL, SURREY KT20 7RD**

## EXECUTIVE SUMMARY

- Part-Reversionary Freehold Ground Rent Investment Opportunity in Walton on the Hill
- The property comprises six flats arranged over ground and first floors
- All flats have been sold-off long-leasehold and produce a total ground rent income of £406.00 per annum gross
- Subject to a Lease with approximately 31 years unexpired
- Total site area 1.07 acres (0.43 hectares)
- Back land development may be possible STPP
- The freehold interest is offered for sale, subject to the long leases in the region of £175,000 (STC)
- Unconditional offers and subject to planning offers are invited for the freehold interest



## VIEWINGS

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## LOCATION

The property is located on Chequers Lane in the village of Walton on the Hill which lies midway between the market towns of Epsom and Reigate.

Tadworth railway station is approximately 4.4 miles to the north east providing regular services to London Bridge in 53 minutes.

The local authority is Reigate and Banstead Borough Council

## DESCRIPTION

The property comprises a two storey detached building arranged as six self-contained flats with extensive grounds to the rear.

To the front of the property is a driveway with a detached double garage. Both garages are unlet.

The grounds to the rear are principally laid to lawn. The total approximate site area extends to 1.07 acres (0.43 hectares)

## LEASE PROFILE

We understand that all six flats have been sold-off on long-leasehold interests.

The lease of flat 3 has approximately 31 years unexpired.

The total ground rental income is £406.00 per annum gross.

## TENURE

The property is freehold held under title reference number SY134791



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## TENANCY SCHEDULE

FLAT	TITLE	TERM	UNEXPIRED TERM	GROUND RENT
1	SY761461	189 years from 06/09/1955	120 years	£100 per annum for the first 25 years of the term and doubling every 25 years thereafter
2	SY805881	125 years from 16/08/2012	113 years	£100 per annum first 25 years, £200 per annum next 25 years and £400 per annum for the remainder of the term.
3	SY172412	99 years from 31/12/1956	31 years	£6 per annum fixed throughout the term
4	SY756933	189 years from 05/10/1955	120 years	One peppercorn per annum.
5	SY861884	169 years from 29/04/2019	164 years	£100 per annum.
6	SY703267	198 years from 06/12/1955	129 years	£100 per annum from 20/04/2001 for 25 years, then doubling every 25 years.
				<b>£406.00 pa</b>

## SERVICE CHARGE / BUILDING INSURANCE

There is no service charge. A residents association manage the communal areas.

The building is insured by the freeholder. HES Estate Management Ltd are appointed by the freeholder to collect ground rent and insurance rent.

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## DEVELOPMENT OPPORTUNITY

The large rear garden grounds may be able to provide a development opportunity of either housing or flats, subject to the grant of planning permission. Purchasers are to make their own planning enquiries.

## LEGAL COSTS

Each party is to be responsible for their own legal & surveyors costs.

Landlord and Tenant Act 1987 Section 5 Notices shall be served on the qualifying long leaseholders following acceptance of an offer.

## PRICE

The freehold interest is offered for sale subject to the long-leases and subject to contract at the following guide prices:

- Unconditional offers are requested in the region of £175,000.
- Subject-to-planning offers are invited – price upon application.

## VIEWINGS

Viewings must be arranged prior with the sole agent, SHW.

## DATAROOM

Further information, including title documentation and leases can be found in the Data

Room using the link below:

<https://shwcrm.agencypilot.com/PropertyView/Account/Login/22379/Longholm-Chequers-Lane-Walton-On-The-Hill-Tadworth-Surrey-KT20-7RD>



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