



**BNP PARIBAS
REAL ESTATE**

| Real Estate for a changing world

FREEHOLD DEVELOPMENT OPPORTUNITY

(Subject to Planning)

LAND AT GODSTONE ROAD,
WHYTELEAFE, SURREY,
CR3 0EG



Indicative purposes only (February 2022)

On behalf of:



**BNP PARIBAS
REAL ESTATE**

MARCH 2022

nationalgrid

Godstone Road, Whyteleafe, CR3 0EG

Freehold development opportunity (Subject to Planning)

OVERVIEW

- 2.23 hectare (5.52 acre) site comprising a former gas works, situated on the east side of Godstone Road (A22)
- Currently the Site comprises a mixture of hardstanding areas, a vacant house, unmade ground and areas of overgrown vegetation and woodland
- The Site is broadly rectangular in shape and is subject to a significant level change from the east to west site boundaries. A decommissioned gasholder is currently located in the centre of the Site and will be removed by the vendor
- Located approximately 14 miles (22.5 km) south of Central London and approximately 17 miles (28 km) north east of Gatwick Airport
- The Site is accessed directly off Godstone Road, via three separate access points along the western boundary of the Site. Primary access is via a set of double hinged gates toward the north west corner of the Site
- The surrounding land use is a mix of residential and commercial uses. Directly opposite the Site to the west is a recently Clarion Housing scheme.
- There are two areas of operational land situated along the western site boundary. This land is owned by SGN Property Holdings Limited and is excluded from the Site
- Approximately 0.27 hectares (0.68 acres) of the Site is currently subject to occupational leases, both to Formark Scaffolding (Holdings) Limited;
 - A term of 5 years from 20 July 2019 at a passing rent of £50,000 +VAT per annum
 - A term from 14 June 2021 and expiring on 19 July 2024 at a passing rent of £12,000 +VAT per annum
- Best offers for the freehold interest are invited by 12 noon on 22nd April 2022



Source: Bing Maps – Not to Scale

Godstone Road, Whyteleafe, CR3 0EG

Freehold development opportunity (Subject to Planning)

LOCATION / DESCRIPTION

The Site is located in Whyteleafe, a village under the jurisdiction of Tandridge District Council and within the county of Surrey.

The Site is situated towards the northern end of the village centre and approximately 4.5 miles (7.24km) to the north of Junction 6 of the M25. The surrounding land use is predominantly a mix of residential and commercial uses.

The Site extends to an area of approximately 2.23 hectares (5.52 acres) and is broadly rectangular in shape. The Site currently comprises a mixture of hardstanding, a vacant house, unmade ground and areas of overgrown vegetation and woodland. The 2 storey vacant house extends to approximately 915 sq. ft. GIA and is located on the boundary fronting Godstone Road. A decommissioned gasholder is currently situated centrally on the Site and is scheduled for demolition by the Vendor.

The primary entrance into the Site is located in the north western corner of the Site via double hinged gates, directly off Godstone Road. Two further access points into the Site are located along the western boundary.

Approximately 0.27 hectares (0.68 acres) of the Site is currently subject to occupational leases, both to Formark Scaffolding (Holdings) Limited;

- A term of 5 years from 20 July 2019 at a passing rent of £50,000 +VAT per annum
- A term from 14 June 2021 and expiring on 19 July 2024 at a passing rent of £12,000 +VAT per annum

Located to the north of the Site is a Jewson builders merchant. A railway line borders the Site to the east and semi-detached residential housing is located to the south of the Site. On the adjacent side of Godstone Road to the west, there is a residential development by Clarion Housing Group. The development provides one and two bedroom apartments on a shared ownership basis.

The nearest mainline train station is Whyteleafe, located approximately 0.5 miles (0.80 km) to the south. This provides direct services north east to London Bridge station in a journey time of approximately 37 minutes.



Source: OS Maps – Not to Scale

Godstone Road, Whyteleafe, CR3 0EG

Freehold development opportunity (Subject to Planning)

PLANNING POTENTIAL

Planning Authority: Tandridge District Council

Planning policy for the Council is determined by the adopted Tandridge District Core Strategy (2008) and the Local Plan Part 2: Detailed Policies 2014-2029. The Council are in the process of adopting their Local Plan 2033.

Under the adopted Core Strategy, the Site does not benefit from a specific allocation however is located within an Urban Area Category 1 settlement and is subject to Policy CSP 1. This aims to promote sustainable patterns of travel and encourage development to take place within existing built up areas. The Site is not specifically allocated in the Local Plan 2033.

Policy DP4 'Alternative Use of Commercial & Industrial Sites' under the Local Plan Part 2 could be applicable to the Site. This provides guidance on the repurposing of historic commercial and industrial sites. This policy is due to be replaced by Policy TLP20 in the emerging Local Plan 2033.

Based on the EA flood map for planning, the Site is partially included within Flood Zones 2 & 3.

The Site is not situated within a conservation area and there are no listed buildings or Tree Preservation Orders.

Prospective purchasers are advised they should make their own planning enquiries with Tandridge District Council.



Aerial view of the Site looking south

Godstone Road, Whyteleafe, CR3 0EG

Freehold development opportunity (Subject to Planning)

SITE PLAN AND TITLE INFORMATION

The Site edged blue on the plan below is being offered for sale on a freehold basis. The Site is held under title numbers SY870611 and SY702813 by National Grid Property Holdings Limited. The Site is subject to various Deeds of Easement, these can be found in the information pack alongside a plan illustrating the extent of the pipeline easement.

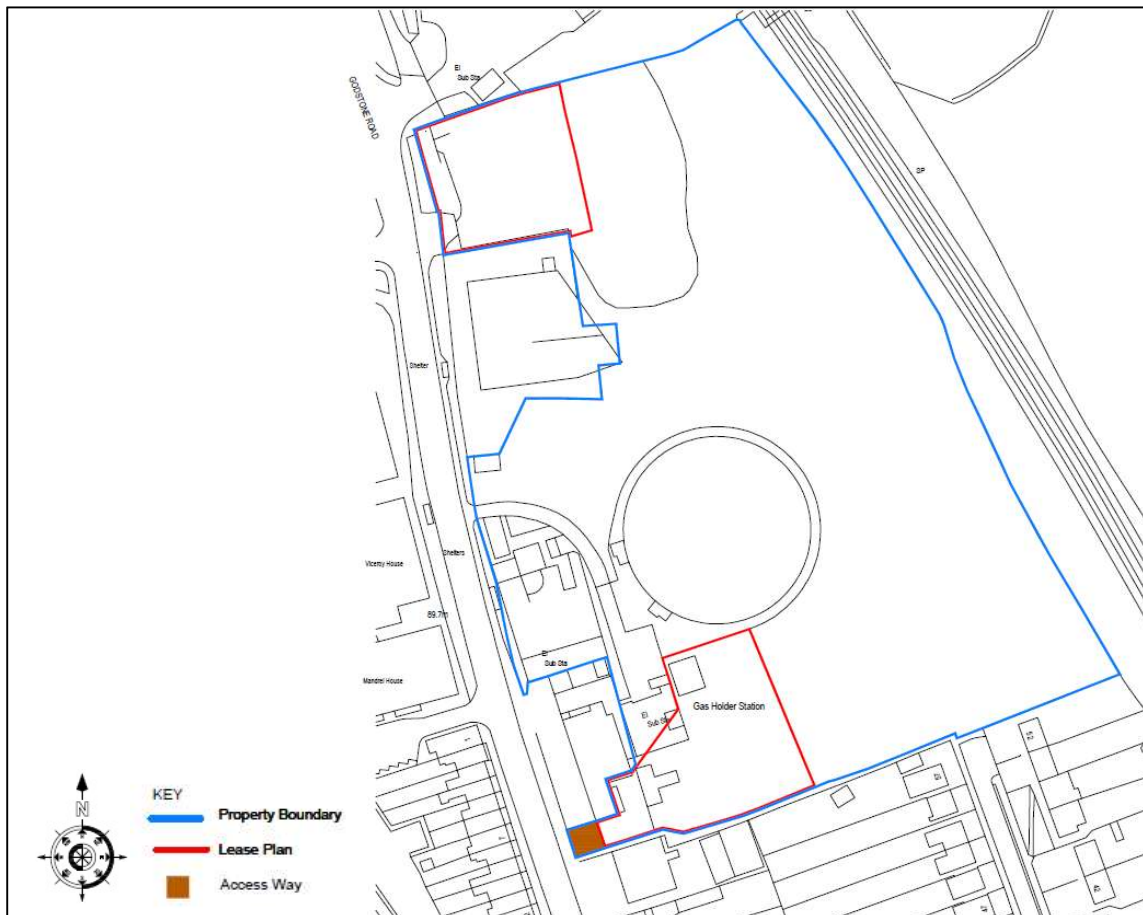
ENVIRONMENTAL

The Site has been remediated and associated factual environmental reports are available in the Information Pack. The decommissioned gasholder currently remains on Site, works by the Vendor to demolish the gasholder have commenced and it will be removed from the Site prior to sale.

Please note the Site is marketed as a development opportunity and there will be a post completion obligations for the purchaser to obtain a planning permission for their intended use.

SERVICES

We have not tested any of the service installations and provide no warranties as to their condition. Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory undertaker.



Not to scale – indicative purposes only

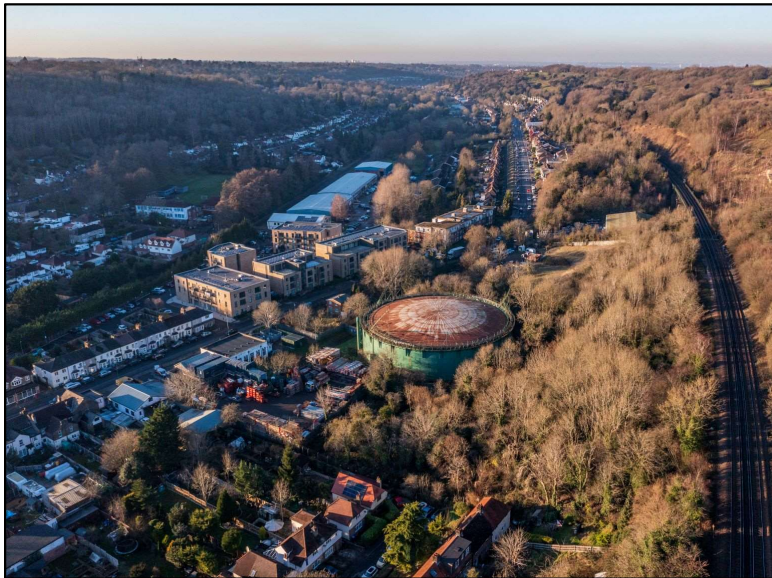
Godstone Road, Whyteleafe, CR3 0EG

Freehold development opportunity (Subject to Planning)

SITE PHOTOGRAPHS



Aerial view of the Site looking south east



Aerial view of the Site looking north west



View of the main entrance to the Site



Vacant residential dwelling within the Site

Godstone Road, Whyteleafe, CR3 0EG

Freehold development opportunity (Subject to Planning)

METHOD OF SALE

Offers are invited for the freehold interest in the Site. The Vendor's preference is for unconditional offers (subject to contract only), however offers are invited on both an unconditional and conditional basis.

Offers must be submitted via email format to:

Alexander Elsey
alexander.elsey@bnpparibas.com

Offers are to be received no later than 12 noon on 22nd April 2022.

Prospective purchasers are required when submitting offers to provide the following information:

- Offers must be submitted on letter headed paper, stating the purchasing entity;
- The name of your solicitors;
- Full evidence of your financial ability to complete the purchase;
- Details of any conditions attached to your offer and the timescales to discharge them;
- Confirm that you have read and taken into account the contents of the Information Pack;
- Include sales revenue overage, sell-on overage and planning clawback proposals within your offer;
- Proposed payment structure.
- Offer should confirm that the vendors non-negotiable environmental provisions are accepted.

The Vendor does not undertake to accept the highest or any offer submitted. Where an offer is made by an agent it must be accompanied by a letter from their principal outlining and confirming the basis of the offer made.

FURTHER INFORMATION

An Information Pack is available on request via the dedicated property website at www.godstoneroad-whyteleafe.co.uk

The information pack contains the following information:

1. Legal and Title Information
2. Environmental Reports*
3. Deed of Easement and Easement Plan

*Please note that all Environmental reports will be redacted to only include factual information.

VIEWINGS

Accompanied site viewings will be conducted by the vendor's sole agents, BNP Paribas Real Estate on selected dates;

ALEXANDER ELSEY
+44 (0) 7778 664698
alexander.elsey@bnpparibas.com

FELIX SHEPHERD
+44 (0) 7443 263012
felix.shepherd@bnpparibas.com

CALLUM ARNOLD
+44 (0) 7881 473785
callum.arnold@bnpparibas.com

For more information please contact:

Alexander Elsey

+44 (0) 7778 664698

alexander.elsey@bnpparibas.com

James Coggle

+44 (0) 7469 403 283

james.coggle@bnpparibas.com

Felix Shepherd

+44 (0) 7443 263012

felix.shepherd@bnpparibas.com

Callum Arnold

+44 (0) 7881 473785

callum.arnold@bnpparibas.com

IMPORTANT NOTICE: Misrepresentation Act: BNP Paribas Real Estate for themselves and for their vendors or lessors of this property whose agents they are, give notice that: (1) these particulars are set out as a general outline only, for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contracts: (2) all descriptions, dimensions, references to conditions, necessary permissions for use and occupation and other occupation and other details contained therein are given without responsibility and prospective purchasers or lessees must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy: (3) no employee of BNP Paribas Real Estate has any authority to make or give any representation or warranty or enter into any contract whatever the relation to the property: (4) rents or prices quoted in these particulars may be subject to VAT in addition. (February 2022).



**BNP PARIBAS
REAL ESTATE**