

RAPLEYS

rapleys.com
0370 777 6292

FOR SALE Residential Development Opportunity

Land off Kennett Lane, Chertsey,
Surrey KT16 9LN

CONTACT **Charles Alexander**
07831 487420 | charles.alexander@rapleys.com

Angus Irvine
07767 463884 | angus.irvine@rapleys.com



Located close to Chertsey town
centre and Chertsey railway
station

Outline planning consent for
48 residential apartments

Approximately 0.87 hectare
(2.14 acres)

Closing date for offers **midday
Wednesday 23 February 2022**

FOR SALE

Residential Development Opportunity

Land off Kennett Lane, Chertsey,
Surrey KT16 9LN

CONTACT **Charles Alexander**
 07831 487420 | charles.alexander@rapleys.com

Angus Irvine
 07767 463884 | angus.irvine@rapleys.com

Location

The site is located off Kennett Lane at the eastern end of Pretoria Road, south of Chertsey town centre. It is situated adjacent to the recently completed **Bellway Homes** Chertsey Holt development of four-storey apartments and two-storey housing. Just south of the site is Eldebury Close, a **Barratt Homes** development of four-storey apartments and houses which are currently being constructed.

Chertsey train station is located 400 metres to the north west of the development, which has a regular service into London Waterloo, operated by South Western Railway. The site is within the M25 and directly accessible via Junction 11.

Chertsey is a historic town in the Borough of Runnymede in Surrey, and offers a wide range of amenities including independently run shops, restaurants, leisure centre, both primary and secondary schools as well as St Peter's District Hospital.

Description

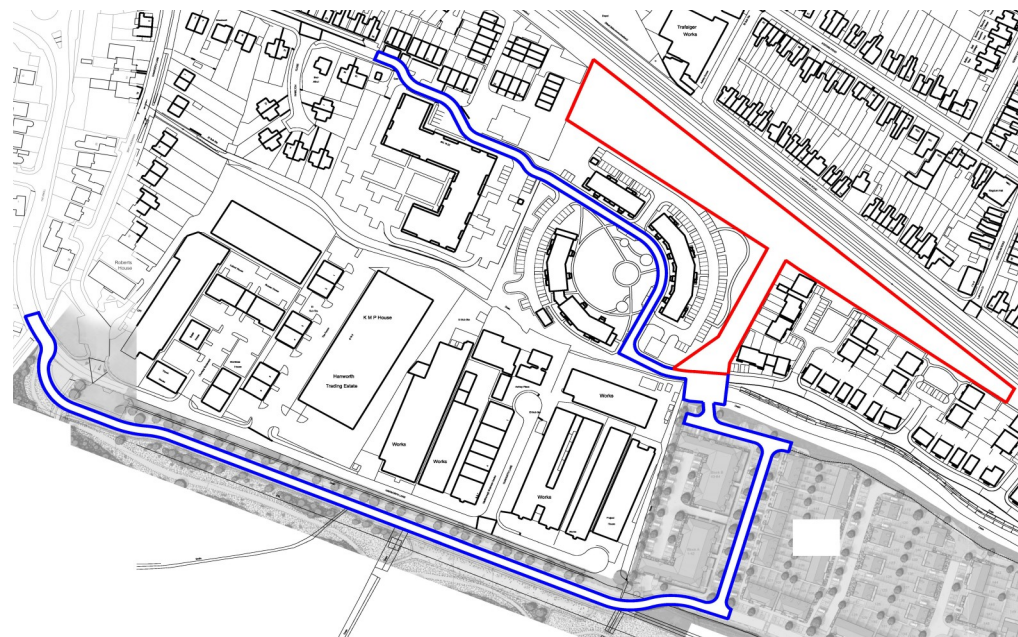
The land off Kennett Lane extends to 0.87 hectares (2.14 acres). The development is situated in a predominantly residential area with existing and new residential development surrounding.

Access

Access is predominantly from Kennett Lane and the site will benefit from a further access via the Barratt development at Eldebury Close, which is currently under construction and can be identified via the blue outline to the south on the adjoining plan.

Town Planning

A resolution to grant planning permission was granted on 04 November 2020, by Runnymede Borough Council for 48 apartments, under reference RU.18/0443.



Affordable Housing and Section 106

The overall scheme has a provision of 12 affordable units, of which eight are affordable rented units and four shared ownership units. The overall Section 106 contribution is £582,000, and further detailed information can be obtained from the agents.

Slow Worms

A Unilateral Undertaking is to be entered into with Runnymede Council dealing with the translocation of slow worms from the site. The slow worm translocation will be undertaken by the Vendor. Further information is available from the agent.

FOR SALE

Residential Development Opportunity

rapleys.com
0370 777 6292

Land off Kennett Lane, Chertsey,
Surrey KT16 9LN

CONTACT **Charles Alexander**
07831 487420 | charles.alexander@rapleys.com

Angus Irvine
07767 463884 | angus.irvine@rapleys.com

Accommodation

The site comprises the following approximate area:

	Apartments	Sq m	Sq ft
Block 5	4	402	4,331
Block 6	14	877	9,440
Block 7	12	728	7,840
Block 8	12	728	7,840
Block 9	6	444	4,779
Total GIA	48	3,179	34,230

	Hectare	Acre
Total Site Area	0.87	2.14

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

The site is available freehold with vacant possession.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Asset Protection Agreement

The Purchaser will be required to enter into an Asset Protection Agreement with **Network Rail** for the construction works near a railway asset.

Further information is available from the agent.

Terms

Offers are invited on an unconditional upon planning basis. All submissions should include the following information:

- Anticipated timeframe of Exchange and Completion
- Confirmation of deposit amount/percentage
- 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 proposals and any third party approvals required, please provide proof of funds
- Details of any elements of conditionality within the proposal or any assumptions made
- Detail of internal approval process required to sanction the purchase
- Please confirm you and your solicitors have reviewed the documentation within the Sharefile
- Provide details of the solicitors who will be acting on your behalf in this transaction

Our client reserves the right not to accept the highest or any other offer received. The bid deadline for offers is **Wednesday 23 February at midday** and offers should be submitted by email to **Angus Irvine** or **Charles Alexander**.

Further Information

Access to documents in the Sharefile relating to the planning application and other sales information is available on request from the selling agent.

Viewing

Strictly by appointment with the sole agent.

RAPLEYS

rapleys.com
0370 777 6292

FOR SALE Residential Development Opportunity

Land off Kennett Lane, Chertsey,
Surrey KT16 9LN

CONTACT **Charles Alexander**
07831 487420 | charles.alexander@rapleys.com
Angus Irvine
07767 463884 | angus.irvine@rapleys.com



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in January 2021.