

EDENSIDE HOUSE, EDENSIDE ROAD, BOOKHAM, LEATHERHEAD, SURREY, KT23 3JA

A FANTASTIC REDEVELOPMENT OPPORTUNITY WITH PERMISSION IN PRINCIPLE FOR 6 SEMI-DETACHED HOUSES



SUMMARY OF OPPORTUNITY

- The site is **located in the county of Surrey**, on the outskirts of the town of Leatherhead.
- Excellent connectivity with a direct train service to **Waterloo in 55 minutes** and **Victoria within an hour** (with one change).
- Site extends **0.45 acres (0.18 hectares)**.
- The existing property **extends to 6,539 sq. f.t** (607 sq. m.)
- **Permission in Principle** for 6 units providing c. 7,200 sq. ft. (668 sq. m.) of accommodation (**GIA**).
- Each of the 6 semi-detached dwellings offers two car parking spaces.
- Offers sought on an **unconditional and conditional basis**.



SITE LOCATION

MACRO & MICRO LOCATION

Edenside House is located in the village of Great Bookham, situated on the outskirts of Leatherhead town, in the county of Surrey. It is approximately twenty miles south-west of Central London.

Bookham train station is located 0.5 miles north, less than a ten-minute walk from the site, and provides regular services to Leatherhead in approximately five minutes, Epsom in just under 15 minutes, Guildford in approximately 25 minutes and London Waterloo in circa 50 minutes.

The site is located 3.4 miles south-west of Leatherhead, which offers a wide selection amenities, including national and independent retailers and restaurant operators. Bus stops are located on Church Road, off Edenside Road, just a couple of minutes' walk from the site and provides a bus service (479) outhbound to Leatherhead (circa 15 minutes) and northbound Guildford (circa 30 minutes).

SITE DESCRIPTION

The site extends to 0.45 acres (0.18 hectares) and is broadly rectangular in shape, sloping slightly in a south-west to north-east direction.

The site is currently vacant. It was previously operated as a care home by Prospect Housing Association Limited. The building occupies most of the Site which is two storeys and extends approximately to 6,539 sq. ft. (607 sq. m.) GIA.



SURROUNDING CONTEXT



Subject Site



National Trust – Bookham Common



Bookham Train Station



Spring Grove Park



Kennel Lane Football Pitch



Eastwick Junior & Infant School



Excellence in Dentistry Ltd



Del Fuoco Pizza & Cafe



Boots Pharmacy



Co-Op Food



Bookham Library



Fairview Medical Centre



Tesco Express



Englands House Dental Practice

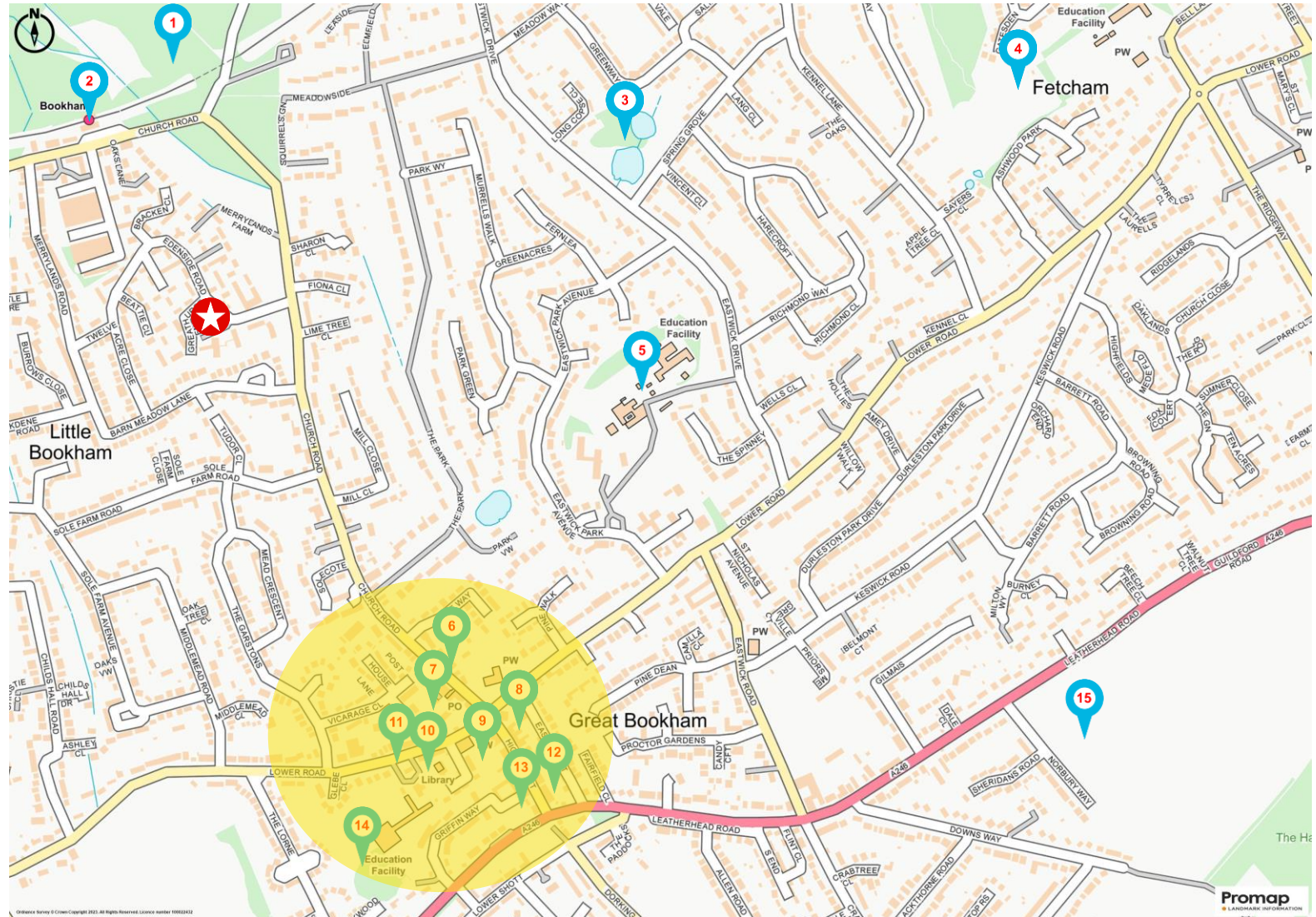


Great Bookham School



Norbury Park

Great Bookham Centre



SUMMARY OF
OPPORTUNITY

SITE
LOCATION

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PROPOSED
SCHEME

FURTHER
INFORMATION

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TOUCH

PROPOSED SCHEME

OVERVIEW

- A Permission in Principle (PiP) application was submitted in December 2022 with a positive decision notice issued on 6 January 2023.
- The PiP proposed a scheme of a maximum of six x three bedroom semi-detached houses. Each house is proposed to offer two car parking spaces and large gardens.
- The proposed scheme was deemed acceptable as part of the Council's response in transport terms on the basis that the proposal delivers no residual nor severe cumulative impacts on highway safety.
- The decision notice does not grant planning permission. Permission is granted once a Technical Details Consent has been approved. A future applicant will be required to submit all information which would usually accompany a full application.

SCHEDULE OF ACCOMMODATION

UNIT TYPE	NO. OF UNITS	AVERAGE UNIT SIZE SQ.FT NSA (SQ. M.)	TOTAL GIA SQ. FT. (SQ. M.)
THREE BEDROOM HOUSE (3B6P) 2.5 STOREYS	6	1,200 (111)	7,200 (669)
TOTAL	6		7,200 (669)

CONFIGURATION

The image set out below illustrates the configuration of the six houses.



SOURCE: STITCH ARCHITECTS PIP PROPOSAL, DATED DECEMBER 2022.
(INDICATIVE ONLY)

FURTHER INFORMATION

TENURE

The title is held Freehold with Title Absolute, with vacant possession.

VAT

The Property is not elected to VAT.

SERVICES

We understand that all main services are connected to the site; however prospective purchasers should satisfy themselves as to their suitability for their own proposals by making enquiries with the relevant statutory bodies.

EPC

The building at the site benefits from an EPC rating of C. A copy is available on request.

METHOD OF SALE

Best offers on an unconditional and conditional basis are invited for the freehold of the site. Offers that are conditional on other matters must set out the conditions in detail and the steps (including anticipated timescales) to discharge them. Bid deadline to be confirmed.

Bids received after the bid deadline may not be accepted or considered. Prospective purchasers are required when submitting offers to complete the bid form; state the name of their solicitor and provide evidence of their ability to complete the purchase. Prospective purchasers are required to confirm that they have read and taken into account all documents contained in the information pack. When an offer is made by an agent, it must be accompanied by a letter from the principal and confirming the funds forming the basis of the offer are available.

DATA ROOM

A data room with further information has been set up. A link is as follows:

<http://edensidehouse.co.uk>



ENQUIRIES / VIEWING ARRANGEMENTS

Accompanied viewings will be conducted by the vendor's sole agent on selected dates. For details of viewing arrangements please contact:



Instructed by::



Department
of Health &
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