



Site boundary for indicative purposes only

# WINSCOMBE NURSING HOME

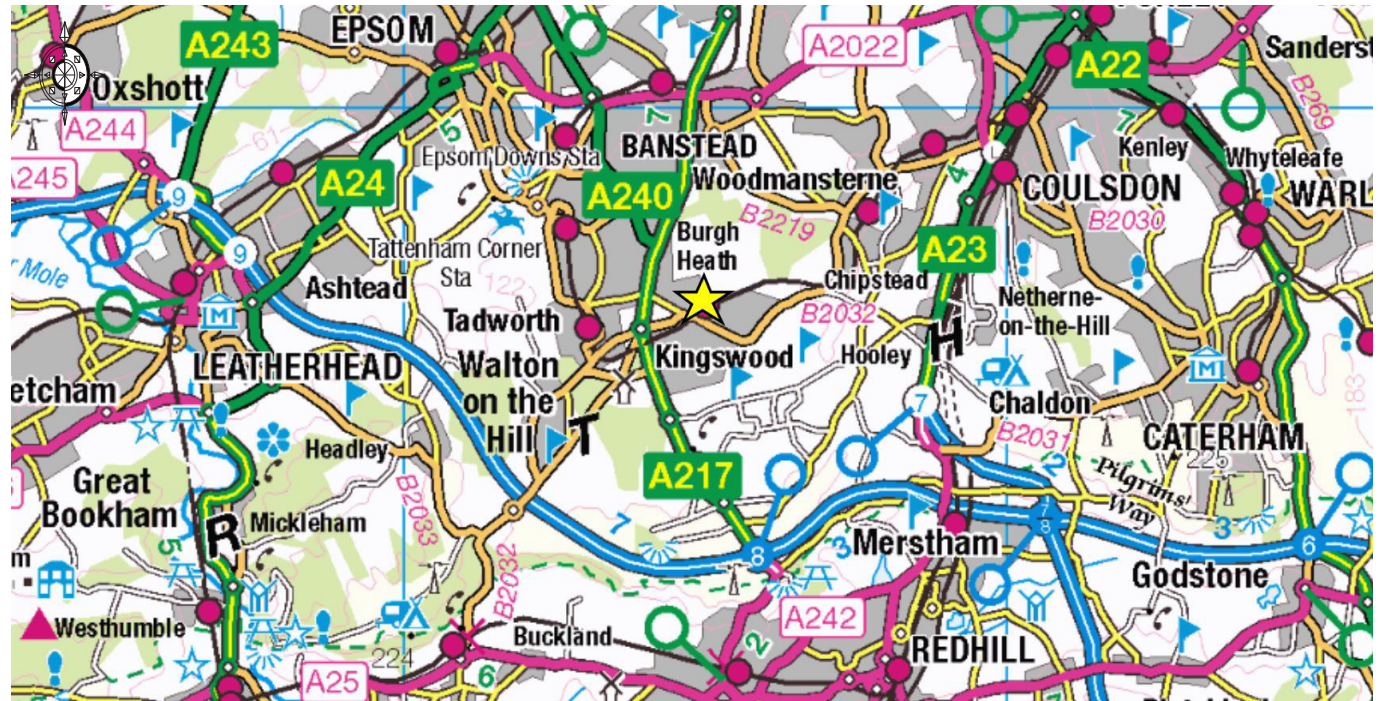
**Furze Hill, Kingswood, Surrey, KT20 6EP**

Prime Residential Development Opportunity



## EXECUTIVE SUMMARY

- Prime residential development opportunity located within the village of Kingswood, approximately 450 m (0.3 miles) north of Kingswood railway station and local amenities;
- The site comprises a 30 bed, vacant nursing home with associated parking and grounds;
- Detailed planning permission granted for demolition of existing building and construction of two new-build apartment blocks comprising fourteen 2 bedroom apartments and 28 parking spaces;
- The proposed scheme provides 14 private tenure 2 bedroom apartments, with a total Gross Internal Area (GIA) of 2,166 sq. m (23,313 sq. ft.);
- The site area extends to 0.46 hectares (1.14 acres);
- Unconditional offers sought for the freehold interest with vacant possession.



Indicative Site Location

## LOCATION

Kingswood Village is an affluent village on the North Downs within the Borough of Reigate & Banstead. Kingswood is a popular location due to its quiet private residential roads; benefitting from a local village high street, train station and access to areas of open space, such as Kingswood Park, Banstead Woods and Chipstead Downs. A range of shops and amenities are available within the village, including a number of cafes and restaurants. Education needs are provided for by a variety of local schools including: Kingswood and Tadworth Primary Schools, Chinthurst School, Epsom College and Aberdour School. Leisure facilities nearby include: Kingswood Golf & Country Club, Surrey Downs Golf Club, and Epsom Downs racecourse. The Surrey Hills, an Area of Outstanding Natural Beauty, is located approximately 7 miles south west of Kingswood village.

## CONNECTIVITY

Kingswood benefits from a mainline railway station, providing services to London Victoria and London Bridge, in an average journey time of approximately 50 minutes. Direct access to the A217 is available from the village centre via Bonsor Drive and Waterhouse Lane (approximately 1.3 km / 0.8 miles). The A217 provides access to Junction 8 of the M25 southbound (5.5 km / 3.4 miles) and Central London northbound (30 km / 18.6 miles north). Gatwick Airport is located 24.4 km (15.2 miles) to the south of Kingswood, via the M23.

## SITE DESCRIPTION

The site comprises an existing 30 bed vacant nursing home together with private access, onsite car parking and rear gardens. The existing building comprises a part single, part two storey building with 'pyramid' hipped roofs set around a central quad. The existing building sits towards the rear of the site in a cross shape layout. The site occupies an approximate site area of 0.46 hectares (1.14 acres).

The site is located on the northern side of Furze Hill at the junction with St Monicas Road. The immediate surrounding area comprises a number of large detached residential dwellings set within generous plots, and several apartment blocks. Legal and General House is situated immediately to the east. Kingswood village centre and railway station are located approximately 450 m (0.3 miles) south of the site, accessed via Furze Hill and St. Monicas Road. Vehicular and pedestrian access to the site is provided via Furze Hill.

## PLANNING

The site falls within the jurisdiction of Reigate and Banstead Borough Council. Detailed planning permission was granted on 16th December 2019 for the demolition of the existing care home and construction of two new-build apartment blocks, comprising fourteen 2 bedroom apartments and 28 parking spaces (ref: APP/L3625/W/18/3196315).

Planning history includes an initial refusal of application 17/02188/F, which was dismissed at appeal (ref: APP/L3625/W/18/3196315). Application APP/L3625/W/18/3196315 was subsequently remitted to the Secretary of State. The decision was quashed, and the appeal was allowed. Detailed planning history is available on the Local Authority planning portal.

The proposed development is subject to a Section 106 agreement, which requires an offsite affordable housing contribution of £168,175. The proposed development will also be liable for a Community Infrastructure Levy (CIL) payment of £410,132.70. We enclose a copy of the Section 106 agreement and CIL liability notice within our online drop box.

## GROUND CONDITIONS

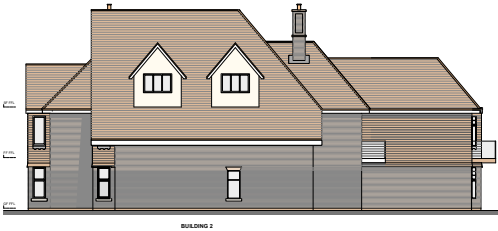
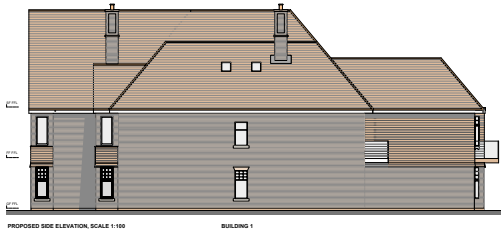
We enclose details of the soil conditions within our online data room.

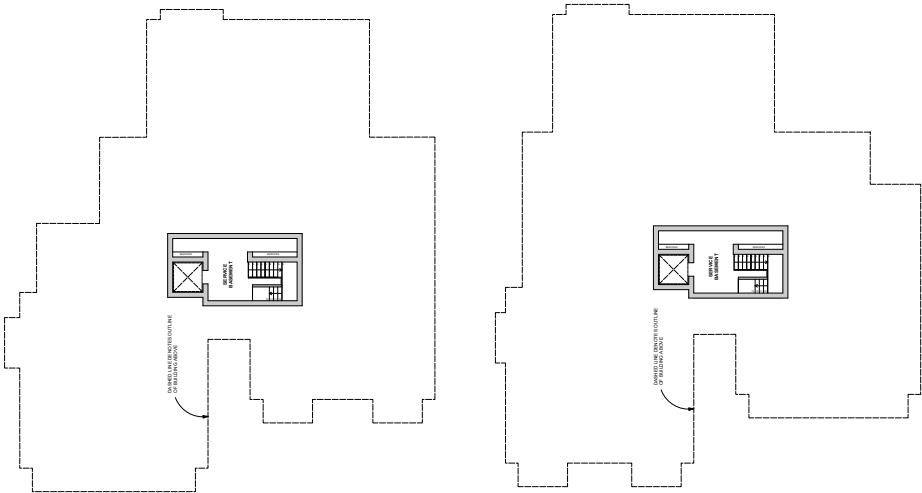


PROPOSED DEVELOPMENT

We summarise the accommodation schedule for the proposed development as per the approved plans (ref: APP/L3625/W/18/3196315). We enclose copies of the approved plans within our online data room.

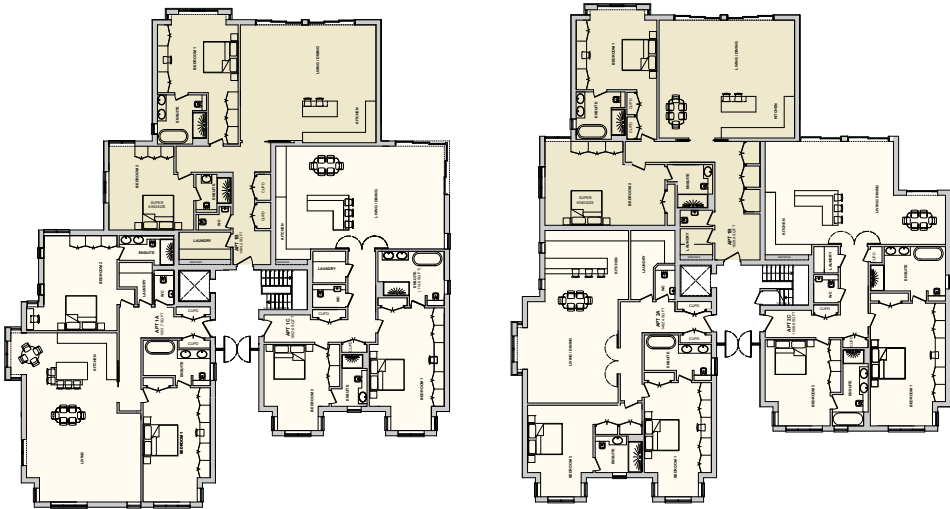
| NUMBER    | UNIT | BLOCK | FLOOR | BEDS  | FLOOR AREA (SQ. FT.) | FLOOR AREA (SQ. M.) |
|-----------|------|-------|-------|-------|----------------------|---------------------|
| 1         | 1A   | 1     | GF    | 2-bed | 1,503.7              | 139.7               |
| 2         | 1B   | 1     | GF    | 2-bed | 1,484.2              | 137.9               |
| 3         | 1C   | 1     | GF    | 2-bed | 1,602.6              | 148.9               |
| 4         | 1D   | 1     | FF    | 2-bed | 1,503.7              | 139.7               |
| 5         | 1E   | 1     | FF    | 2-bed | 1,484.2              | 137.9               |
| 6         | 1F   | 1     | FF    | 2-bed | 1,550.2              | 144.0               |
| 7         | 1G   | 1     | SF    | 2-bed | 2,391.4              | 222.2               |
| 8         | 2A   | 2     | GF    | 2-bed | 1,482.4              | 137.7               |
| 9         | 2B   | 2     | GF    | 2-bed | 1,629.9              | 151.4               |
| 10        | 2C   | 2     | GF    | 2-bed | 1,558.9              | 144.8               |
| 11        | 2D   | 2     | FF    | 2-bed | 1,482.4              | 137.7               |
| 12        | 2E   | 2     | FF    | 2-bed | 1,629.9              | 151.4               |
| 13        | 2F   | 2     | FF    | 2-bed | 1,558.9              | 144.8               |
| 14        | 2G   | 2     | SF    | 2-bed | 2,450.6              | 227.7               |
| Total GIA |      |       |       |       | 23,313               | 2,166               |





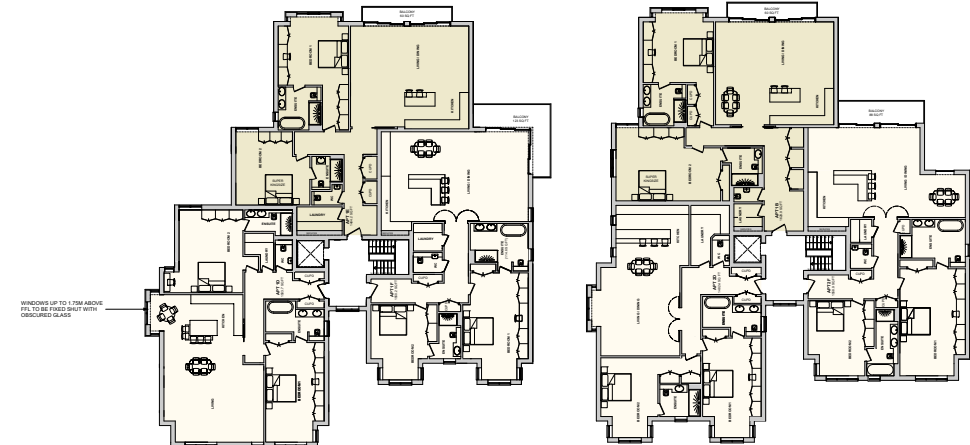
Proposed Basement Floor Plan (Building One)

Proposed Basement Floor Plan (Building Two)



Proposed Ground Floor Plan (Building One)

Proposed Ground Floor Plan (Building Two)

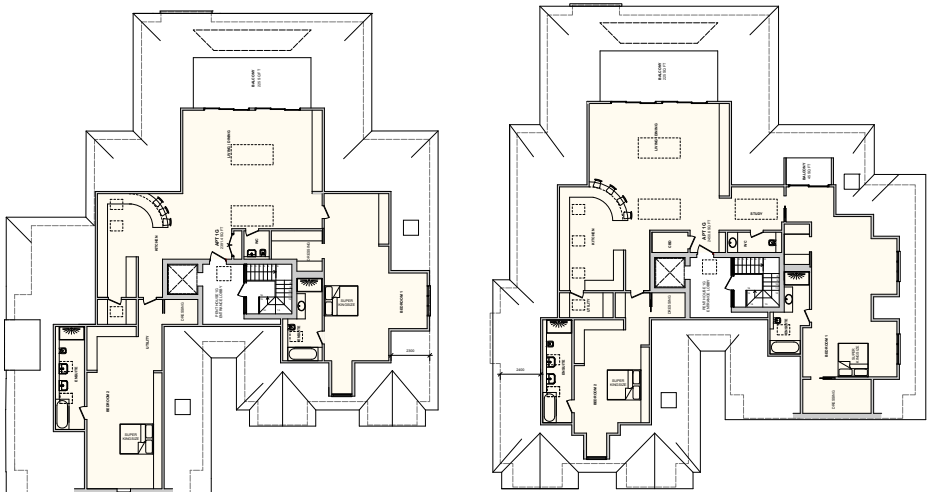


PROPOSED FIRST FLOOR PLAN (BUILDING ONE), SCALE 1:100

PROPOSED FIRST FLOOR PLAN (BUILDING TWO), SCALE 1:100

Proposed First Floor Plan (Building One)

Proposed First Floor Plan (Building Two)



Proposed Second Floor Plan (Building One)

Proposed Second Floor Plan (Building Two)



## EPC

The existing building has an Energy Performance Rating of C(63). A copy of the Energy Performance Certificate is enclosed within our online data room.

## TENURE

The freehold interest in the site will be sold with vacant possession.

## METHOD OF SALE

The site is offered for sale by informal tender.

Offers are sought for the freehold interest on an unconditional basis.

Please note that the vendor reserves the right not to accept the highest or any offer, withdraw the site from the market or to alter the method of sale at any time.

## VIEWINGS

Viewings are strictly by appointment only. Please contact Daniel Giles or Charlotte Watts at Savills Guildford to make an appointment.

## VAT

The Vendor will not elect to charge VAT.

## DATA ROOM

Further information relating to the site is available for download from our online data room: <https://savillsglobal.box.com/v/WinscombeNursingHome>

## CONTACT

For further information please contact:

### Daniel Giles

daniel.giles@savills.com  
01483 796 815

### Charlotte Watts

charlotte.watts@savills.com  
01483 796 814



### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | January 2020