

DEVELOPMENT OPPORTUNITY IN EPSOM

Karibu, Wells House, Spa Drive, Epsom, KT18 7LR



Key Highlights

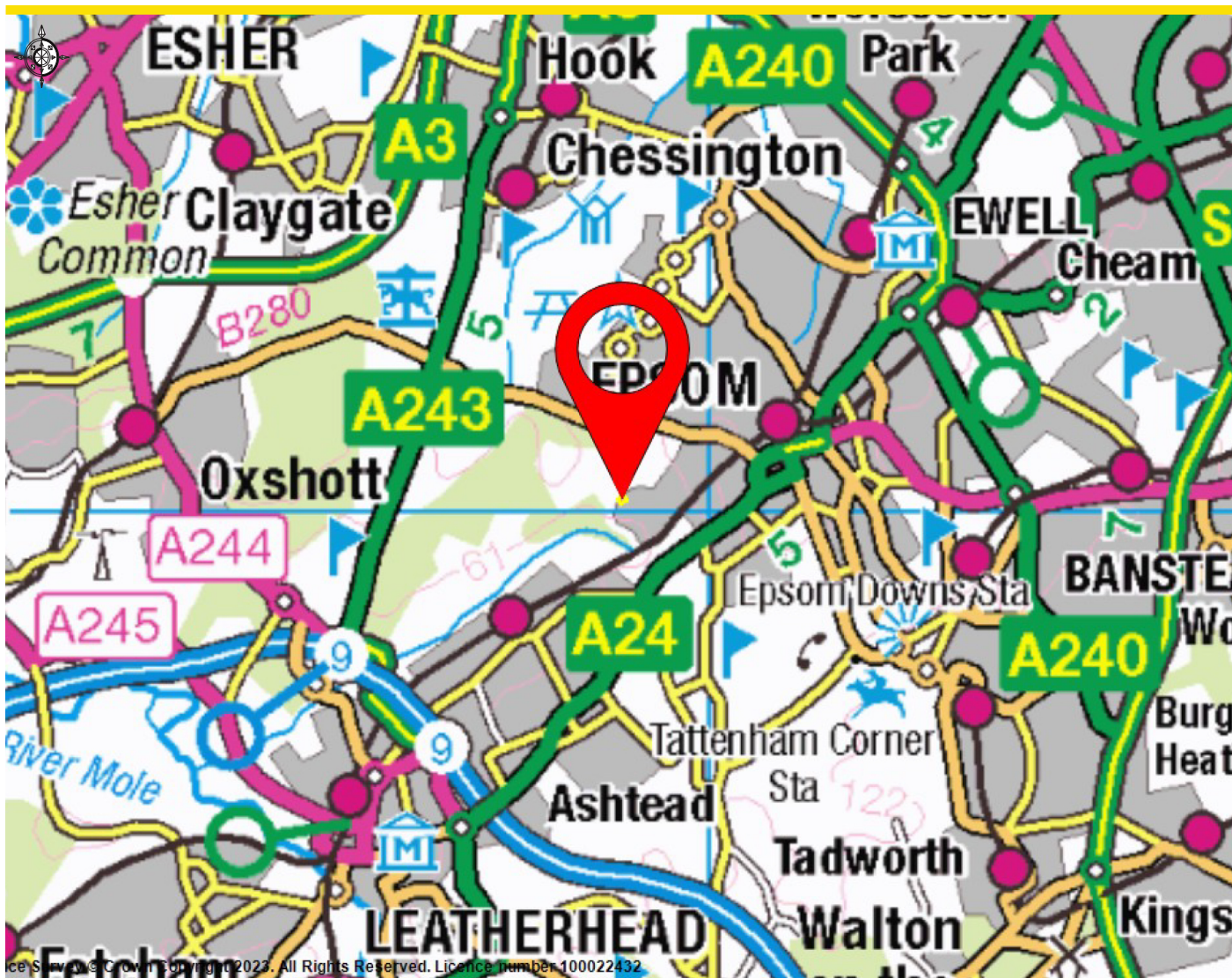
- Development opportunity located in the town of Epsom;
- Existing building extends to circa 10,750 sq ft (998 sq m) comprising a former residential children's home (Class C2) over three storeys;
- Situated approximately 2.6 km (1.6 miles) southwest of Epsom town centre;
- The site extends to approximately 0.45 ha (1.1 acres);
- Freehold for sale with vacant possession;
- Unconditional and subject to planning offers to be submitted by 12 noon on Thursday 3rd August 2023.

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Indicative Site Location

Location

Epsom is a market town in Surrey, situated approximately 28.6 km (17.8 miles) south west of Central London, 3.9 km (2.4 miles) north of Ashted, 8.4 km (5.2 miles) east of Oxshott, and 5.8 km (3.6 miles) west of Banstead.

Epsom features many of the amenities expected of a large market town. The Ashley Centre provides a range of retail shops whilst a number of restaurants are found nearby. Epsom town centre benefits from a Marks and Spencer and Waitrose supermarket, whilst Tesco and Sainsbury's can be found just outside the town centre. Epsom features an Odeon cinema and Epsom Downs Racecourse, for which the town is well known.

Epsom offers a comprehensive range of local schools at both primary and secondary levels offering a mix of state and independent education, many of which are rated Ofsted Good or Outstanding.

Connectivity

Epsom benefits from excellent transport connections, with access to the A24 approximately 0.8 km (0.5 miles) south of the site. The A24 provides direct access to Merton 14.5 km (9 miles), Clapham 21.2 km (13.2 miles) and Dorking 14.5 km (9 miles). The A24 also provides direct access to the M25, 4.5 km (2.8 miles) south, leading towards the wider motorway network.

The nearest railway station is Epsom which is located approximately 2.7 km (1.7 miles) northeast of the site. Epsom railway station is operated by Southern and South Western Railway and offers direct services to London Bridge (39 minutes - 1 hour) and South Croydon (30 - 45 minutes).

London Heathrow and Gatwick international airports are located approximately 39.7 km (24.7 miles) and 29.1 km (18.1 miles) from the site respectively.

All journey times and distances are approximate

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Indicative Site Boundary

Site Description

The property is located within The Wells estate, 2.6 km (1.6 miles) southwest of Epsom town centre. The existing building is understood to be Victorian with subsequent more modern extensions. The building is arranged over three floors, extending to approximately 10,750 sq ft (998 sq m) and set in around 1.1 acres (0.45 hectares). Vehicular access to the site is currently provided via Spa Drive of which the property is located at the furthest point.

The property previously provided a residential children's home but is now vacant. The grounds are predominantly laid to lawn, interspersed with several mature trees. The boundaries are marked by timber close board fencing with surrounding residential properties to the north, west and east. To the south of the property is a community building known as 'The Wells Centre', and alongside its eastern boundary is a public footpath which leads to the first Epsom Spa Well.

Planning

The site falls within the urban boundary of Epsom under the jurisdiction of Epsom and Ewell Borough Council. The site is not located within the green belt or a conservation area, and until recently, the building has been occupied as a children's residential home (C2 use). The property does not currently benefit from planning permission for alternative uses.

The site is located in an area where the principle of development should be supported as it makes efficient use of the land in one of the more sustainable areas of the district. The site exists within a defined urban settlement which we anticipate will be the focus of new housing in any emerging local plan.

**For a more comprehensive overview of the planning constraints and opportunities, consult the planning brief included in the Information Pack.*

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Tenure

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

Energy Performance Certificate

Karibu Children's Home – Rated C

(A copy of the EPC can be located in the data room)

Method of Sale

The site is offered for sale by informal tender, with offers being invited by 12 noon on Thursday 3rd August 2023.

Offers are invited for the freehold interest on an unconditional or subject to planning 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 James Bell or Sam Sargeant at Savills Guildford to make an appointment.

VAT

The Vendor will not elect to charge VAT.

Further Information

We provide a full property sale information pack at:

Karibu Information Pack

Please contact James Bell or Sam Sargeant at Savills Guildford for access to this Data room.

Contact

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