



Development & Conversion Opportunity

Oakley, Radstock Way, Merstham RH1 3NT



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Offers Invited Freehold

Bruton Knowles, 2 Paris Parklands, Railton Road,
Guildford GU2 9JX

Guy Emmerson 0780 890 4480
guy.emmerson@brutonknowles.co.uk

LOCATION

The site is located to the north east of Redhill, on the north eastern edge of the built up area of Merstham and is accessed through the existing residential area via a private driveway off Radstock Way. The site adjoins a number of existing residential properties to the west on Radstock Way and to the south on Bolsover Drive.

DESCRIPTION

Oakley is a Grade II Listed former dwelling built of Bargate stone dating from 1866 with grounds extending to 1.97ha (4.87 acres). For many years the property, and its outbuildings, were used as a Youth Centre. It is currently vacant and requires full refurbishment but a number of attractive period features remain. There is an area of unmanaged woodland to the east which does not form part of the planning permission but is part of the sale.

PLANNING

Listed Building Consent and Planning Permission (18/00312/F), were granted on appeal on the 13 January 2020 for 'demolition of modern extension and conversion of existing listed building to provide eight flats. Conversion of existing outbuilding into two houses. Residential development of surrounding land to provide 12 houses with associated access, parking and refuse storage.'

The development provides eight one and two bed flats within the main building and a large outbuilding is to be converted to provide a four bedroom and a one bedroom house. The New Build element comprises 12 x two, three and four bedroom detached, semi-detached and terraced houses. Full plans and accommodation schedules are available within the Data Room. The development extends to approximately 2,112 sqm (22,733 sq ft).

There is no Section 106 Agreement associated with the planning permission and no requirement for Affordable Housing provision. The developer of the site will be liable to pay CIL costs estimated at £239,042. The liability to CIL will be transferred to the buyer upon completion.

SERVICES

The property is understood to be connected to all main services. A combined utilities report forms part of the Data Room.

TENURE

The property is offered Freehold with vacant possession.

DATA ROOM

Please contact the marketing agents at antony.rapley@brutonknowles.co.uk for access to an online Data Room to include approved Plans, Surveys / Reports, Design and Access Statement and Decision Notices. Additional planning related information can be obtained from the planning portal.

TERMS

Unconditional offers for the freehold interest in the site are invited and should be submitted to Guy Emmerson by post or by email at guy.emmerson@brutonknowles.co.uk. It is envisaged that bids will be brought to a close in six to eight weeks from release and all those requesting access to the Data Room will be notified of a bid date in due course.

VIEWING & HEALTH AND SAFETY

Viewings are by strict appointment only. We intend to hold a number of viewing days and dates will be released upon

enquiry. The existing buildings are in disrepair and the electricity supply has been turned off. Temporary lighting has been set up but interested parties should be aware of health and safety issues associated with an internal inspection. Access to all areas will not be possible.

Please contact Guy Emmerson or Antony Rapley to arrange a viewing day appointment.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is not registered for VAT purposes.



Subject to Contract

August 2020

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

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