

FORMER CHALK PIT DEPOT

CHALK PIT LANE,
GREAT BOOKHAM,
SURREY,
KT23 4HA

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Residential Development Opportunity
Great Bookham, Surrey

Lambert
Smith
Hampton

The Opportunity

- + The site extends to approximately **0.82 acres (0.33 hectares)**, comprising primarily brownfield land
- + The site offers **residential development potential**, subject to planning.
- + The site is located **0.7 miles southwest of central Great Bookham and 3.0 miles southwest of Leatherhead**.
- + Situated on a **corner plot** in Great Bookham, Surrey.
- + **The freehold interest of the site is available with vacant possession.**
- + Offers for the freehold interest are invited by informal tender by **12 noon on 18 October 2024**. The Vendor's preference is for unconditional bids although conditional bids will be considered.

Description

The site occupies a corner plot fronting Chalk Pit Lane. To the south of the site is a residential property and to the east a small garden centre. The site is generally level, broadly rectangular in shape and extends to 0.82 acres (0.33 hectares).

The site currently comprises a large, hardstanding plot, which is temporarily being used for highway-related vehicle provision. Vacant possession will be provided upon completion. The site is edged by a wire mesh fence and a large, gated entrance. Access to the site is via a Byway Open to All Traffic (BOAT), which is not an adopted highway.



Guildford Road Looking Northeast



Former Chalk Pit Depot Entrance



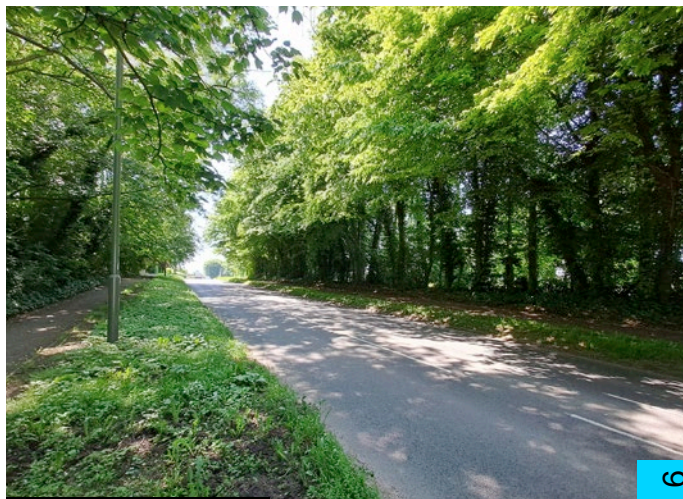
Former Chalk Pit Site



Former Chalk Pit Site



Red line boundary



Guildford Road Looking Southwest

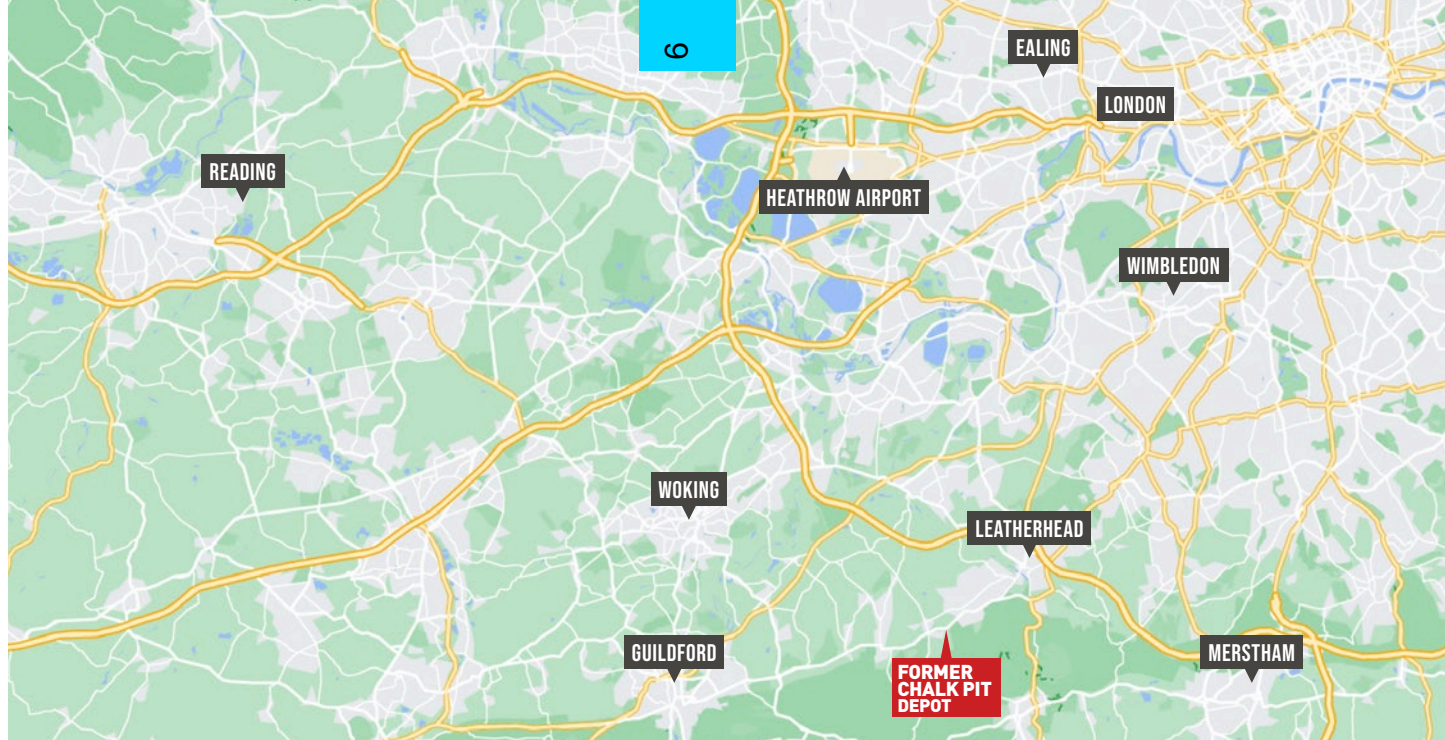


Former Chalk Pit Site

Location

The site is located to the south of the A246 (Guildford Road) and is accessed by Chalk Pit Lane. Chalk Pit Lane serves residential properties. The site is located on the edge of the village of Bookham Surrey. Bookham is part of the larger district of Mole Valley, situated near Leatherhead.

The immediate area comprises a mix of residential and commercial uses. Bookham Station is located 1.2 miles north of the site. Leatherhead is 3.0 miles northeast of the site and Guildford is 8.5 miles southwest. The M25 Junction 9 is only 3.5 miles northeast of the site.

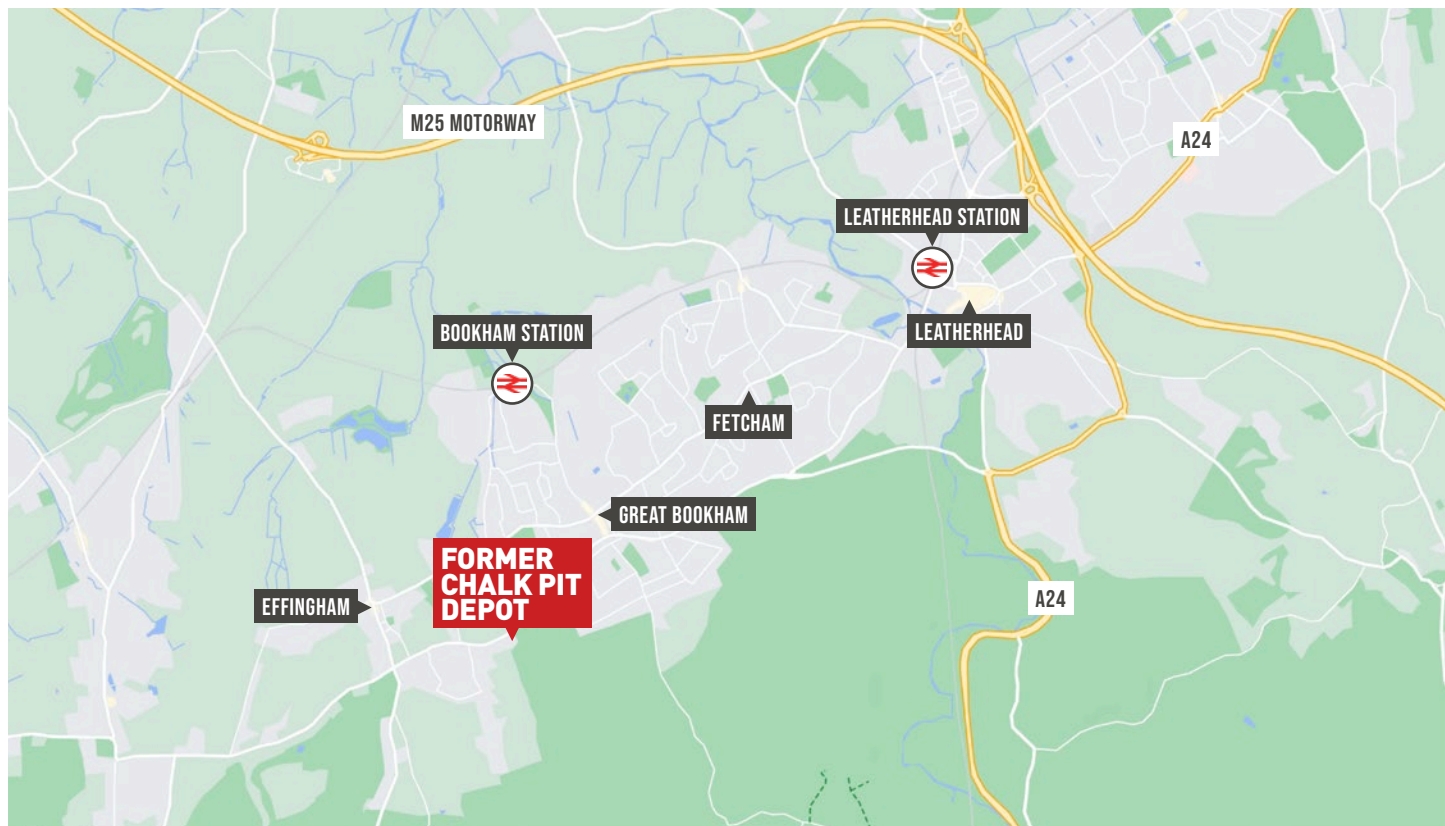


Planning

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The site lies within an area administered by Mole Valley District Council, whose Local Plan was adopted in 2000. The site is situated within the Metropolitan Green Belt.

The site is allocated in the Future Mole Valley Local Plan under draft allocation Policy DS9. This draft allocation proposes that the site is suitable for the development of 7 residential dwellings.



Further Information:

Terms:

We are seeking offers for the freehold interest with vacant possession.

Offers for the freehold interest are invited by informal tender by **12 noon on 18 October 2024**. The Vendor's preference is for unconditional bids.

Guide Price:

Price upon application.

Tenure:

Surrey County Council owns the freehold interest of the property, which is registered under Title Number SY776729. Copies of the Title documents are available in the Data Room.

VAT:

The Purchaser is advised that the VAT status and treatment of the asset is under review and the Vendors await on audit confirmation as to whether VAT will be chargeable.

Method of Sale:

The freehold interest in the property is being offered for sale by informal tender.

Overage and Clawback:

Purchasers are encouraged to submit proposals for planning overage, sales overage and/or clawback.

Deposit:

A deposit will be payable by the Purchaser to the Vendor on exchange of contracts.

Viewings:

Viewings can be arranged for interested parties through the sole selling agent Lambert Smith Hampton. Please contact Ben Evans to book an appointment.

Legal Costs:

Each party is to be responsible for its own legal costs incurred in any transaction.

Data Room:

Interested parties requiring access to the Land Registry documents, Bid Submission Template, red line plan and additional supporting documents should register to access the Data Room.

Data Room

Sales Process and Basis of Offer:

Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated. All bidders are required to complete a Bid Submission Template which is available in the Data Room. The template requires bidders to state the financial offer, details of any conditions, solicitors' details and proof of funding for the transaction.

Bidders should submit their bid by email to **Ben Evans (Bevans@lsh.co.uk)** and **Ashley Sorayapour (ASorayapour@lsh.co.uk)** at Lambert Smith Hampton with subject reference: **"Former Chalk Pit Depot – Bid"**. It is recommended that bidders make contact with Lambert Smith Hampton by telephone to confirm safe receipt of the email bid. Hard copies of any submissions should be sent to Lambert Smith Hampton, 55 Wells Street, London W1T 3PT, marked for the attention of Ben Evans, Development Consultancy.

All offers are subject to contract. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

Contact

For more information please contact:

Ben Evans

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M: 07752 461 786

Ashley Sorayapour

ASorayapour@lsh.co.uk
M: 07873 625 870

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