

For Sale

Sandlands Grove

Tadworth



M25 (Junction 8) 4 miles

Tadworth to London Bridge and London Victoria (peak hours and evenings) stations in c. 50 - 60 minutes
Existing use class C2 - residential institutions (including; residential care homes; hospitals; nursing homes; boarding schools; residential colleges and training centres)

GEA c. 3,344.5 sq m (36,000 sq ft)

Predominantly residential surroundings, close to Walton on the Hill

Site Area - c.4.32 hectares (10.68 acres)

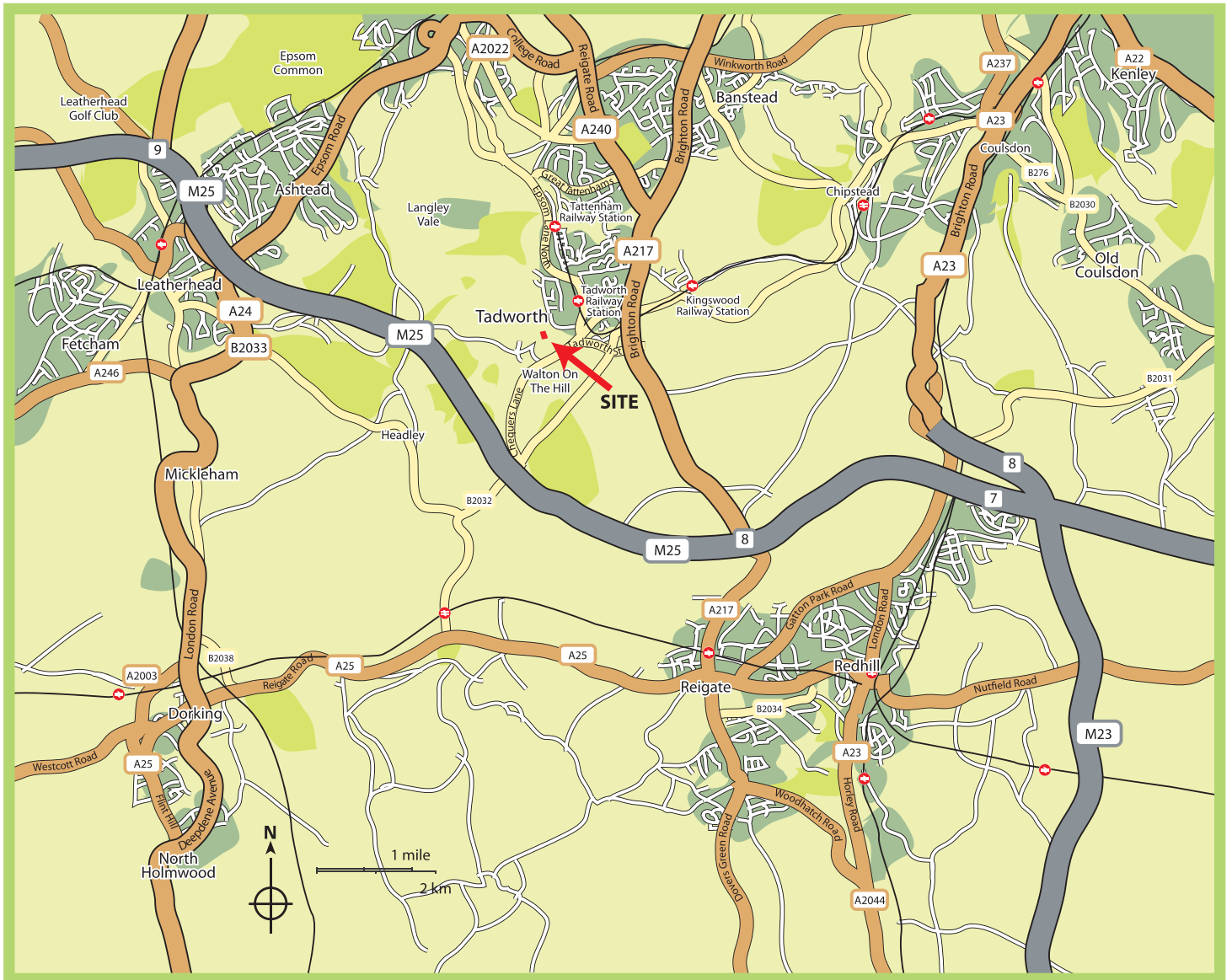
www.brbrlandsales.co.uk

Surrey,
KT20 7UY

Sandlands Grove

Tadworth

www.brbrlandsales.co.uk



Surrey,
KT20 7UY

Location

The property, highlighted in red on the plans and photographs, is located to the south west of Central London just inside the M25 motorway (between Junctions 8 and 9), approximately one kilometre to the south west of Tadworth village centre and five hundred metres to the north east of Walton on the Hill. Accessed from Sandlands Grove, the surrounding land use is predominantly residential in nature, typically comprising large, detached dwelling houses.

Railway connections are provided from Tadworth Railway Station, the penultimate station on the Tattenham Corner Line, with services into London Bridge (via East Croydon) and London Victoria (peak hours and evenings) taking approximately 50 - 60 minutes.



Description

The property comprises a broadly rectangular, relatively level site, totalling approximately 4.32 hectares (10.68 acres.) Upon the site at present are four detached buildings with a total GEA of circa 3,344.5sq.m. (36,000sq.ft.), surface car parking and a tennis court, all of which are positioned to the north. The site has most recently been used as a British Transport Police training college and, subject to planning, is considered suitable for a variety of alternative uses or developments.

Please enquire or visit www.brbrrandsales.co.uk for further information.

Planning

The site is located within the Borough of Reigate and Banstead, and the Borough's Local Plan designated the site within Metropolitan Green Belt and in an Area of Great Landscape Value. There are a number of tree preservation orders on the site. The site is adjacent to the Walton-on-the-Hill Conservation Area and also a Site of Nature Conservation Importance.

It is understood that the existing use of the property is residential Institution which falls within Use Class C2. As such the property could have alternative uses such as a nursing home, boarding school, training centre or other residential educational use. For other uses such as residential, planning consent would be required.

Business Rates

With effect from 1st April 2010 the Rateable Value for the Residential Training Centre and Premises is £171,000 and for the Communication Station and Premises is £6,300.

Tenure

The property is held Freehold.

Please note, Sandlands Grove is not an adopted road but prescriptive rights over it have been acquired as vehicular and pedestrian access to and from the property have been enjoyed for the last 30+ years.

Tenancies

Currently there are the following leases / licences:

- ▶ Radio Tower licence to Metropolitan Police District
- ▶ Tenancy Agreement with Adjoining Private Individual Owner
- ▶ Tenancy Agreement with 2nd Adjoining Private Individual Owner

We understand all three tenancies have mutually exercisable rolling break clauses.

Clawback

Proposals may include an element of clawback.





Sandlands Grove

www.brblandsales.co.uk

Tadworth

Expressions of Interest

Expressions of interest are invited. We request that proposals are submitted by close of business on 14th May 2010.

BRB (Residuary) Ltd reserves the right not to accept the highest or any offer received.

Viewing

By appointment only. Please contact the sole agents.

Services

We recommend that interested parties make their own enquiries with utility companies.

Supplementary Documents

A technical information pack is available via the website.
www.brblandsales.co.uk

Further Information

Please visit www.brblandsales.co.uk for further details of this site and other BRB (Residuary) Ltd disposals, and to register for email bulletins on forthcoming sales.

Surrey,
KT20 7UY

**Lambert Smith
Hampton**

Property Solutions

Contact

Tom Phillips 020 7198 2237
tphillips@lsh.co.uk

Lambert Smith Hampton
United Kingdom House
180 Oxford Street
London
W1D 1NN

Solicitor: Guy Clements 020 7842 3840
guy.clements@thomaseggar.com

Thomas Eggar LLP
76 Shoe Lane
London
EC4A 3JB

Subject to Contract

MISREPRESENTATION ACT: These particulars and the description and measurements therein are intended only as a guide and do not form part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed and the particulars are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT. April 2010

Design by: www.martinandjones.co.uk, part of www.mygroup.me.uk



Made with wood from sustainable forests



Recyclable