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FOR SALE

**FREEHOLD DEVELOPMENT SITE WITH PLANNING
PERMISSION FOR 21 PRIVATE APARTMENTS**

Edgehill, Succombs Hill, Warlingham, Surrey CR6 9JG

EXECUTIVE SUMMARY

- Superb residential development opportunity located in Warlingham, Surrey.
- Freehold site extending to 0.97 acres (0.39 hectares).
- Planning permission ref: TA/2022/225 granted for the redevelopment of the site to provide 21 residential units.
- The scheme comprises 11 x 1-bed, 6 x 2-bed and 4 x 3-bed apartments and benefits from 33 car parking spaces.
- The total proposed NSA is approx. 16,907 sq ft (1,570.70 sq m).
- No Section 106 or affordable housing requirement
- CIL: £412,000
- Pre-commencement Planning Conditions Nos. 6 & 17 have been discharged
- Alternative scheme submitted (ref: TA/2024/705) for the extension and conversion of the existing house to provide 13 apartments.
- Whyteleafe South Railway Station is within walking distance providing regular services to Caterham (8 minutes), London Bridge (42 minutes) and London Victoria (44 minutes).
- Unconditional offers are invited for the freehold interest with vacant possession.
- **Offers requested in excess of £1,850,000.**



VIEWINGS

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LOCATION

The site is located to the east of Succombs Hill approximately 1.20 km south west of the centre of Warlingham.

Warlingham is a village located in the Tandridge district of Surrey approximately 2.6 miles north east of Caterham and 16.1 miles south of Central London.

Succombs Hill is accessed from the Caterham junction of the main A22 Godstone Road (London-Eastbourne road) approximately 285 metres to the south west.

The surrounding area is predominantly residential comprising a mix of detached houses and low-rise blocks of flats.

Warlingham provides a good range of local shops and amenities, whilst a Sainsburys supermarket is situated 1.25 miles to the north east of the property. More extensive amenities are available at Caterham to the south west whilst the major town of Croydon is approximately 6.1 miles to the north west.

The site is located a 12-minute walk from Whyteleafe South Railway Station, providing regular services to Caterham (8 minutes), London Bridge (42 minutes) and London Victoria (44 minutes).

The property lies within the administrative area of the Tandridge District Council.



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DESCRIPTION

The site is currently occupied by a two storey detached house set into the slope of the site.

The house extends to a Gross Internal Area (GIA) of 4,293 sq ft (397 sq m).

Access to the site is via two existing points off Succombs Hill and Stuart Road.

The site is vacant.

The total site area is approximately 0.39 hectares (0.97 acres) and benefits from beautiful south facing views.



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PLANNING PERMISSION

Planning permission (ref. TA/2022/225) was granted on 19th December 2022 for the following development:

“Demolition of the existing dwelling and the erection of two blocks containing a total of 21 apartments”

The total GIA of the proposed development is 16,907 sq ft (1,570.70 sq m).

The northern block (Block 1) will accommodate 3 x 1 bed, 6 x 2 bed, 3 x 3 bed apartments across five storeys.

The scheme includes a two storey block (Block 2) containing 8 x 1 bed apartments and benefits from 33 car parking spaces

There is no requirement for on-site affordable housing.

Pre-commencement Planning Conditions Nos. 6 (Construction Transport Management Plan) & 17 (Sensitive Lighting Management Plan) have been discharged.

CIL

CIL: £412,000.

PROPOSED ACCOMMODATION SCHEDULE

Block	Floor	Plot	Type	SQ M (GIA)	SQ FT (GIA)
Block 1	First	1	3B5P	105.5	1,136
		2	2B4P	107.3	1,155
		3	3B5P	104.6	1,126
		4	1B2P	59.7	643
	Second	5	2B3P	61.1	658
		6	1B2P	51.1	550
		7	2B3P	81.5	877
		8	1B2P	51.6	555
		9	2B3P	61.6	663
	Third	10	2B3P	70.7	761
		11	2B4P	82.4	887
		12	3B6P	112.2	1,208
	Fourth	13	3B6P	191.4	2,060
Block 2	Lower Ground	14	1B2P	63.8	687
		15	1B2P	50.0	538
		16	1B2P	50.0	538
		17	1B2P	63.8	687
	Ground	18	1B2P	50.6	545
		19	1B2P	50.6	545
		20	1B2P	50.6	545
		21	1B2P	50.6	545
Total				1,570.7	16,907

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PROPOSED MASTERPLAN



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ALTERNATIVE SCHEME

An alternative scheme has been submitted (ref: TA/2024/705) for the partial demolition and extension of the existing house to provide 13 apartments with scope to convert the roof space at a later date into a further 4 apartments.

Floor	Plot	Type	SQ M (NIA)	SQ FT (NIA)
Ground	1	2B4P	72.9	785
	2	2B4P	75.1	808
	3	1B1P	47.4	510
First	4	2B4P	82.1	884
	5	2B4P	74.7	804
	6	2B4P	72.6	781
	7	1B2P	55.3	595
	8	2B4P	73.8	794
Second	9	2B4P	84.8	913
	10	2B4P	74.7	804
	11	2B4P	72.6	781
	12	1B2P	57.0	614
	13	2B4P	76.5	823
			919.5	9,896

PROPOSED SITE PLAN (CONVERSION SCHEME)



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TENURE

The site is held freehold under title reference number SY41747.

PRICE

Unconditional offers are sought for the site in excess of £1,850,000 with the benefit of planning permission under ref: TA/2022/225 and with vacant possession.

OFFERS

Unconditional offers only are being invited for the freehold interest, subject to contract

Offers should be in writing and include the following information:

- Identity of the proposed purchaser
- Purchase price
- Purchaser background and track record. Proof of funds may be required if your offer is further considered
- Proposed timescale for exchange and completion of sale
- Solicitor details
- Any surveys that are required

No offer is to be calculable by reference to any other offer.

VAT

The property is not elected for VAT.

AML

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS

Viewings must be arranged prior with the sole agent, SHW.

DATAROOM

Legal and technical information can be downloaded via our data room:

[Log In \(agency.pilot.com\)](https://agency.pilot.com)

- Title documents
- Full details of planning permission ref: TA/2022/225
- Full details of pending application ref: TA/2024/705

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