

FOR SALE

Godstone Ambulance Station

Lagham Road, South Godstone, Godstone, Surrey RH9 8HB

0.22 Hectare (0.53 Acre)



- Residential development opportunity
- Freehold

Bruton Knowles
2 Paris, Parklands, Railton Road, Guildford, Surrey GU2 9JX
01483 238382

Godstone Ambulance Station

LOCATION

The property lies on the southern side of Lagham Road in South Godstone within a predominantly residential location and a short distance to the east of Godstone Station.

South Godstone is a rural village within the North Downs that lies to the south of Tandridge and Godstone on the A22 and is provided easy access to the M25 (Junction 6).

The village provides for daily needs and benefits from a church (St Stephen's Church, a primary school, garage with shop, a sports and social club and a pub opposite the railway station. A more comprehensive range of retail, leisure and employment opportunities are available at Oxted and Redhill located approximately five miles to the east and west respectively.

DESCRIPTION

The property comprises a purpose built ambulance station constructed in approximately 1970 with brick elevations under a pitched roof. There is a centrally located access from Lagham Road that opens onto a tarmac forecourt that provides parking for multiple vehicles and access to the ambulance station bays and a vehicle washdown area and amenity areas to the front and rear.

In total, the site extends to 0.22 hectare (0.53 acre).

OPPORTUNITY

The current use of the property is Sui Generis and the property is considered suitable for a range of potential uses with residential use considered the most appropriate alternative use in this location.

PLANNING

Pre-application advice in relation to a six unit residential scheme has been provided by Tandridge District Council. The pre-application advice confirms that there is no objection to the principle of development on the site.

SERVICES

All mains services are understood to be available. Potential purchasers must make their own investigations with the relevant utility company.

VACANT POSSESSION

Please note that vacant possession of the site and completion of the sale will not be possible until Spring 2022 following completion of the replacement facility for the South East Coast Ambulance Service and both unconditional and conditional offers (subject to planning) will be considered on their merits.

METHOD OF SALE

This is a private treaty sale and offers are invited for the freehold interest in the property.

TENURE

The freehold interest in the property is being offered.

VIEWING

Interested parties wishing to undertake an internal viewing of the property should contact 01483 238380 or email fraser.castle@brutonknowles.co.uk to make an appointment.

We have provisionally identified the following times:

22nd June 2021 - 10.00am to 2.00pm

25th June 2021 - 1.00pm to 4.00pm

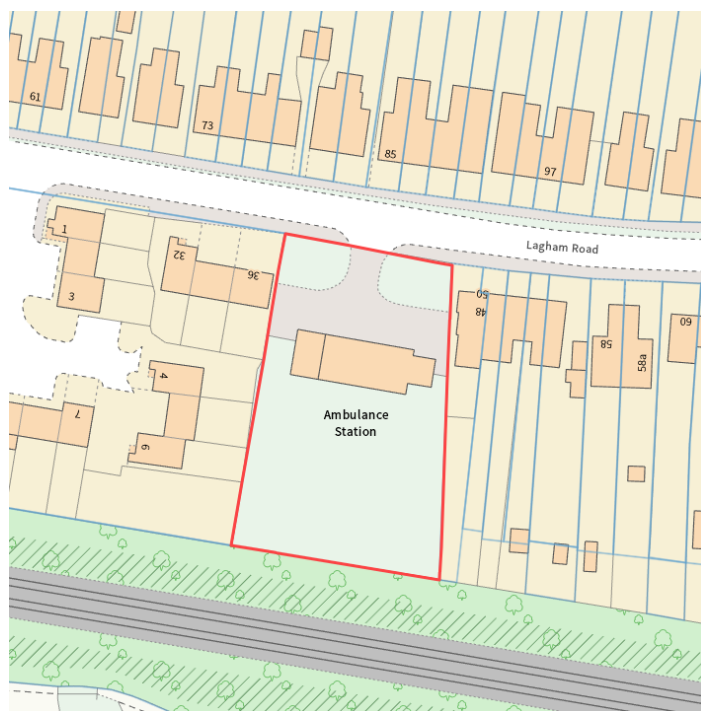
2nd July 2021 - 10am to 2.00pm

BID DATE

Bids should be submitted to the Seller's agent by no later than 5pm on Friday 23rd July 2021.

INFORMATION PACK

For a copy of the pre-application advice and further information please email julie.mills@brutonknowles.co.uk



CONTACT

Fraser Castle

01483 238382

fraser.castle@brutonknowles.co.uk

Important Notice

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.

