

UPON THE INSTRUCTIONS OF



SURREY
COUNTY COUNCIL



Rare Guildford Town Centre Opportunity

Former Wey Valley College, Pewley Hill, Guildford GU1 3SQ

BK | Bruton Knowles

est.1862

www.bruntonknowles.co.uk

CODE 5367

Rare Guildford Town Centre Opportunity

Suitable for community use or alternative uses, subject to planning

Offers Invited

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

Gary Whitaker 01483 238390 /07935067866
gary.whitaker@brutonknowles.co.uk

LOCATION

The site is located in central Guildford approximately 32 miles south west of London. The property is situated within a highly sought after residential area in Guildford located less than 200m to the south of the High Street, at the junction of Pewley Hill and South Hill, close to Warwicks Bench and the open spaces of Pewley Downs.

Guildford benefits from excellent communication links with the A3 within a short distance, which links with the M25 Orbital motorway. Guildford is served by two train stations; Guildford and London Road providing easy access to Central London.

DESCRIPTION

The site is a former school that is of part two storey brick construction under a slate tiled roof. The ground floor comprises a number of rooms with high vaulted ceilings while the first floor, found in the central part of the main building, comprises two offices, small server room and WC.

There are outbuildings supplementing the accommodation and good levels of car parking in a secure car park off Pewley Hill. There are two other areas of open space, both mostly hard surfaced. One lies to the rear of the car park and the other lies to the front of the building tiered over a number of levels.

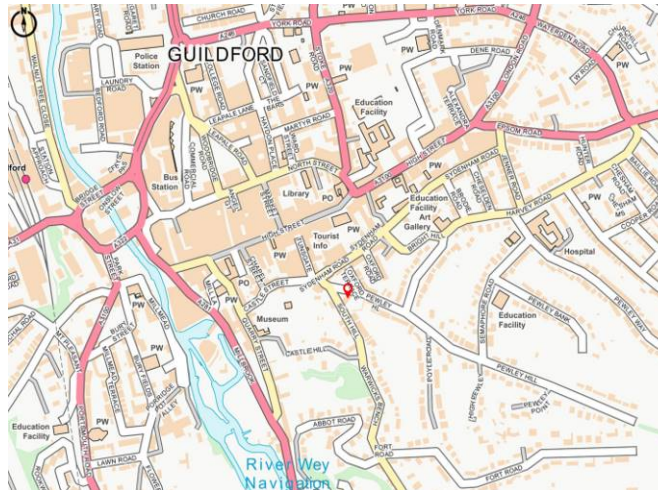
TENURE

The site is being sold Freehold with vacant possession. A Report on Title is available as part of the Technical Pack.

ACCOMMODATION

We understand that the main building and outbuildings have the following Gross Internal Areas:

	Sq ft	Sq m
Main Building:		
Ground Floor	4,756	441.91
First Floor	499	46.4
Total (GIA Approx.)	5,256	488.31
External Building	268	24.88
General Store	67	6.2
TOTAL (GIA Approx.)	5,590	519.39
Site Area (Ha & Acres)	0.22	0.55



PLANNING

The property is within the Guildford Borough Council administrative area, is locally listed and lies within a Conservation Area that has an Article 4 Direction attached. It is within the Special Protection Area (400m – 5km buffer) and Townscape Area 6. It is also within the Town Centre Boundary. The majority of the site lies just outside the District Heat Priority Area.

The property is within Use Class F.1 (formerly D1). Guildford Borough Council policy supports continued use within Class F.1 (Community use). Interested parties considering alternative uses should familiarise themselves with Policy CF2, which is a saved policy from the 2003 Local Plan.

Interested parties should make their own enquiries of Guildford Borough Council.

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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LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

The property has an EPC Rating of F (144).

DATA ROOM

Please contact Julie Mills (01483 238390) / julie.mills@brutonknowles.co.uk for access to an online Technical Pack, which includes a site plan, floor plans, condition reports, Report on Title and an Asbestos Management Survey.

VAT

We understand that the property is not registered for VAT.

VIEWING

A number of viewing days will be held and dates will be released upon enquiry. Covid-19 precautions will have to be adhered to. Please contact Julie Mills (01483 238380) / julie.mills@brutonknowles.co.uk to arrange a viewing day appointment.

SERVICES

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



TERMS

Offers invited. All parties who have been provided with access to the data room will be informed of timescales in due course. It is envisaged that the sale will progress by way of informal tender.

DIRECTIONS

Postcode GU1 3SQ will take you Pewley Hill close to the site. Castle Car Park is a short walk from the site.

REGULATORY

Customer Due Diligence Checks: The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by Bruton Knowles employee, or certified copies be provided.

SUBJECT TO CONTRACT - October 2021

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

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