

**RAPLEYS**

## FOR SALE Residential Development Opportunity

rapleys.com  
0370 777 6292

Land off Kennett Lane, Chertsey,  
Surrey KT16 9LN

CONTACT **Charles Alexander**  
07831 487420 | charles.alexander@rapleys.com

**Angus Irvine**  
07767 463884 | angus.irvine@rapleys.com



Located close to Chertsey town  
centre and Chertsey railway  
station

Outline planning consent for  
48 residential apartments

Approximately 0.87 hectare  
(2.14 acres)

Closing date for offers **midday  
Wednesday 09 March 2022**



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### Location

The site is located off Kennett Lane at the eastern end of Pretoria Road, south of Chertsey town centre. It is situated adjacent to the recently completed **Bellway Homes** Chertsey Holt development of four-storey apartments and two-storey housing. Just south of the site is Eldebury Close, a **Barratt Homes** development of four-storey apartments and houses which are currently being constructed.

Chertsey train station is located 400 metres to the north west of the development, which has a regular service into London Waterloo, operated by South Western Railway. The site is within the M25 and directly accessible via Junction 11.

Chertsey is a historic town in the Borough of Runnymede in Surrey, and offers a wide range of amenities including independently run shops, restaurants, leisure centre, both primary and secondary schools as well as St Peter's District Hospital.

### Description

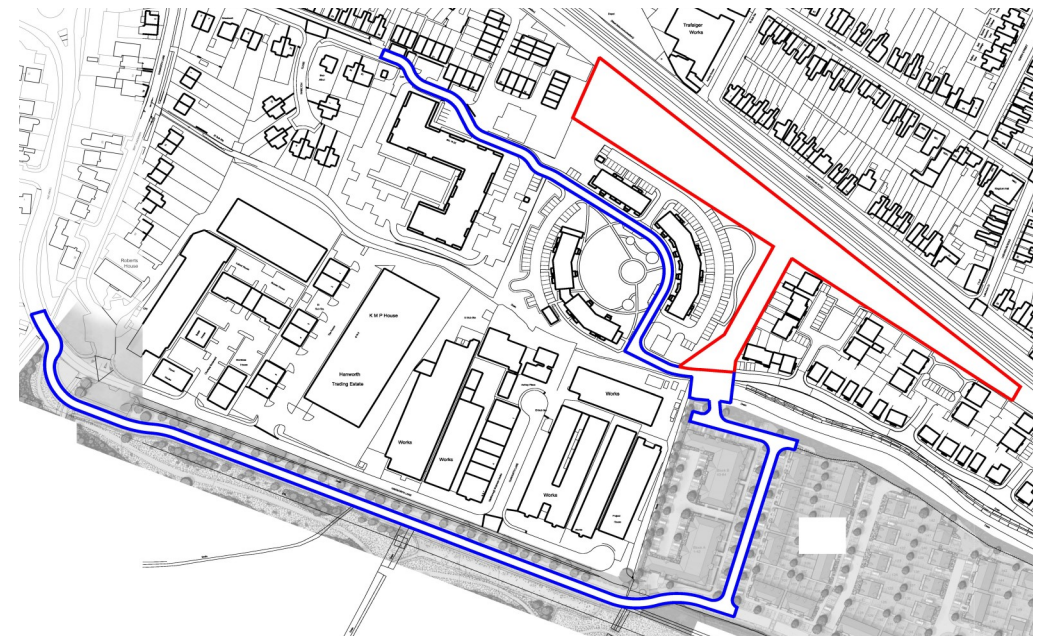
The land off Kennett Lane extends to 0.87 hectares (2.14 acres). The development is situated in a predominantly residential area with existing and new residential development surrounding.

### Access

Access is predominantly from Kennett Lane and the site will benefit from a further access via the Barratt development at Eldebury Close, which is currently under construction and can be identified via the blue outline to the south on the adjoining plan.

### Town Planning

A resolution to grant planning permission was granted on 04 November 2020, by Runnymede Borough Council for 48 apartments, under reference RU.18/0443.



### Affordable Housing and Section 106

The overall scheme has a provision of 12 affordable units, of which eight are affordable rented units and four shared ownership units. The overall Section 106 contribution is £582,000, and further detailed information can be obtained from the agents.

### Slow Worms

A Unilateral Undertaking is to be entered into with Runnymede Council dealing with the translocation of slow worms from the site. The slow worm translocation will be undertaken by the Vendor. Further information is available from the agent.

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### Accommodation

The site comprises the following approximate area:

	Apartments	Sq m	Sq ft
Block 5	4	402	4,331
Block 6	14	877	9,440
Block 7	12	728	7,840
Block 8	12	728	7,840
Block 9	6	444	4,779
<b>Total GIA</b>	<b>48</b>	<b>3,179</b>	<b>34,230</b>

	Hectare	Acre
<b>Total Site Area</b>	<b>0.87</b>	<b>2.14</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

The site is available freehold with vacant possession.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Asset Protection Agreement

The Purchaser will be required to enter into an Asset Protection Agreement with **Network Rail** for the construction works near a railway asset.

Further information is available from the agent.

### Terms

Offers are invited on an unconditional upon planning basis. All submissions should include the following information:

- Anticipated timeframe of Exchange and Completion
- Confirmation of deposit amount/percentage
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office
- Confirmation of funding proposals and any third party approvals required, please provide proof of funds
- Details of any elements of conditionality within the proposal or any assumptions made
- Detail of internal approval process required to sanction the purchase
- Please confirm you and your solicitors have reviewed the documentation within the Sharefile
- Provide details of the solicitors who will be acting on your behalf in this transaction

Our client reserves the right not to accept the highest or any other offer received. The bid deadline for offers is **Wednesday 09 March at midday** and offers should be submitted by email to **Angus Irvine** or **Charles Alexander**.

### Further Information

Access to documents in the Sharefile relating to the planning application and other sales information is available on request from the selling agent.

### Viewing

Strictly by appointment with the sole agent.



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ELEVATION 01  
North East



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