

**RAPLEYS**

**FOR SALE**  
**Residential Development Opportunity**

rapleys.com  
**0370 777 6292**

The White House, Downsvie Gardens,  
West Dorking, Surrey RH4 2AA

CONTACT **Marcus Warwick**  
07467 959410 | marcus.warwick@rapleys.com  
**Alun Jones**  
07917 536612 | alun.jones@rapleys.com



For sale Freehold property with 10 private car parking spaces

Full planning permission granted

Conversion to 5 x 2-bed townhouses—2 parking spaces per unit

Grade II listed building

Circa 371.60 sq m (4,000 sq ft over two floors)

Available with vacant possession



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### Location

The premises are located in a cul-de-sac off Downview Gardens and are bordered by residential development to the south and east. The Dorking Community Hospital is situated west/north west of the site.

Dorking is an affluent Surrey market town located approximately 24 miles from Central London and has a population of circa 12,000 (2011 Census).

### Description

The property comprises part of the façade of the former hospital and is Grade II listed. It is of brick and stucco construction and dates from circa 1839. The property has previously been converted into a day nursery with limited external space. The current owners originally operated a nursery from the property but this has not been in operation for over 2 years. The property benefits from 10 car parking spaces.

The site falls within Flood Zone 1 which indicates it is at low risk of flooding and is not located within a Neighbourhood Plan area, Conservation Area or Area of Outstanding Natural Beauty.

The property will be sold with vacant possession.

### Proposed Accommodation

The property comprises the following proposed approximate floor areas:

	Sq m	Sq ft
Unit 1	78	840
Unit 2	74	795
Unit 3	90	968
Unit 4	75	810
Unit 5	79	850
<b>Total</b>	<b>396</b>	<b>4,263</b>

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.



Proposed front elevation

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### Planning

The site is situated within the local authority boundary of Mole Valley District Council. The property benefits from planning permission to convert the existing accommodation to provide five, two bedroom townhouses. The planning reference number is: MO.2018/1516.

Details of the planning permission and full scheme plans are available upon request as part of the further information pack.

### CIL

CIL contribution of £82,102 is payable in two instalments; 50% of the payment is due 90 days from commencement of development and the remaining 50% 180 days from commencement of development.

Further details regarding CIL liability are available in the further information pack.

### Tenure

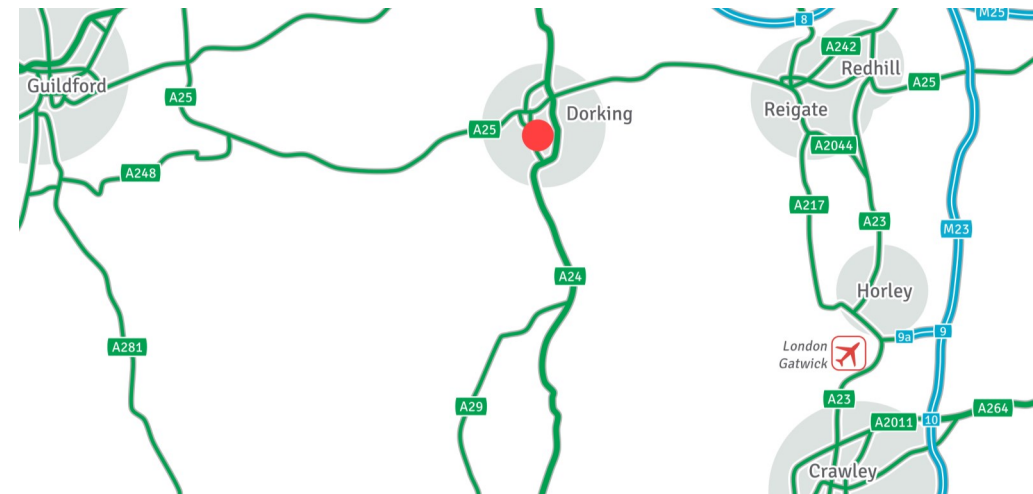
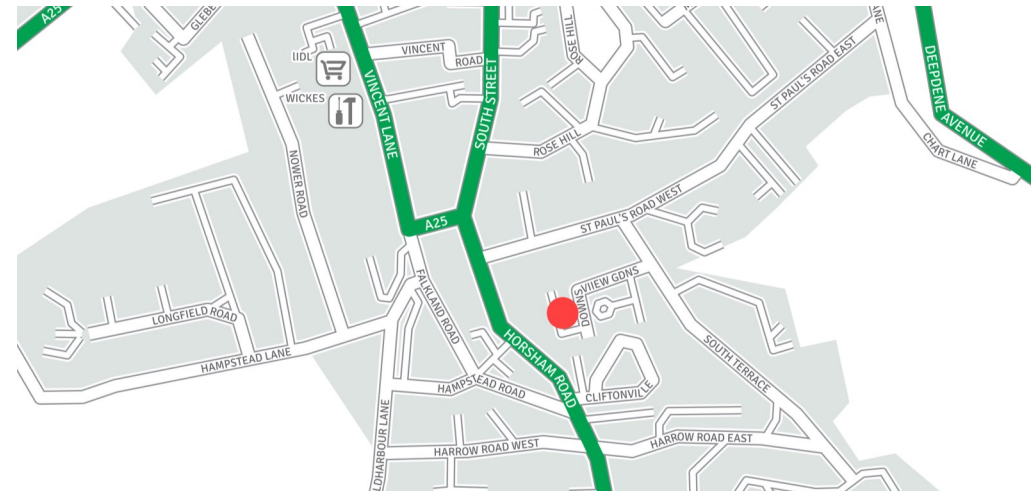
Freehold.

### Terms

The property will be sold by way of informal tender (unless sold prior) and unconditional offers for the freehold interest are invited. All submissions should include the following information:

- Details of any conditions attached to the offer
- Confirmation of funding
- Confirmation of Board approval for the offer, if applicable
- Proposed timescales for exchange and completion
- Track record of the developer and project team

Our client reserves the right not to accept the highest or any other offer received. Offers should be submitted via email to [Marcus Warwick](mailto:marcus.warwick@rapleys.com) or [Alun Jones](mailto:alun.jones@rapleys.com).







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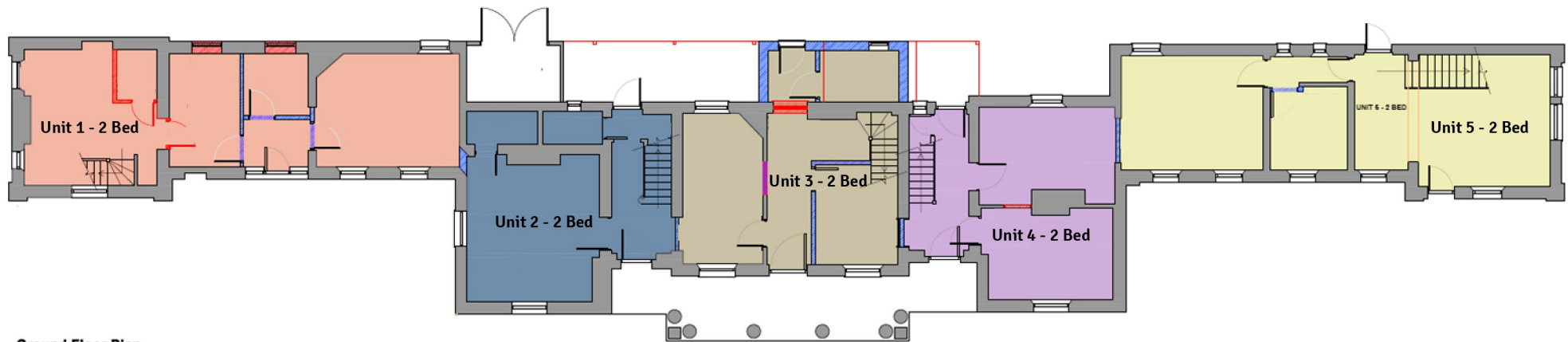
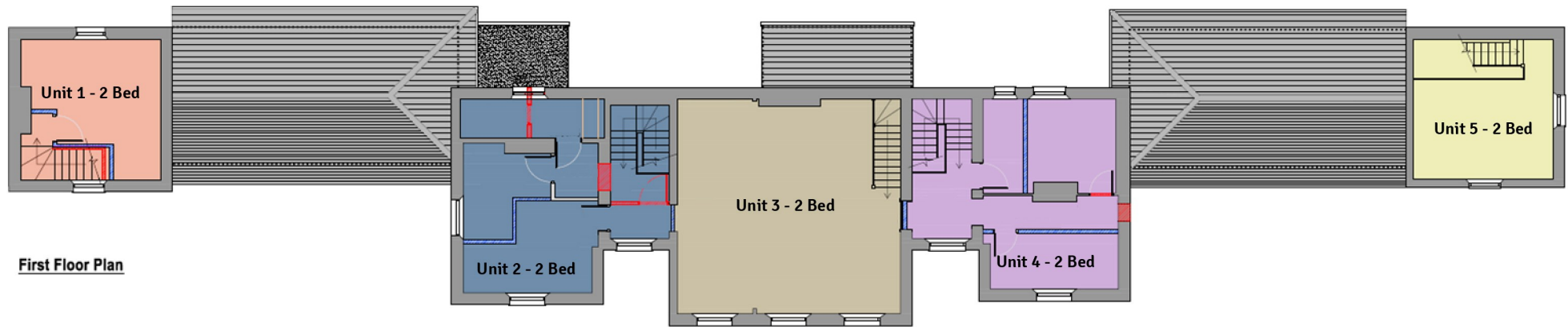
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## Proposed Floor Plans



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### Further Information

A further information pack is available upon request.

### Rating

We are advised that the Rateable Value for the property is £61,000 and the base rate for 2019/2020 is 50.4p in the pound. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Energy Performance

Energy Performance Asset Rating: Exempt.

### VAT

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

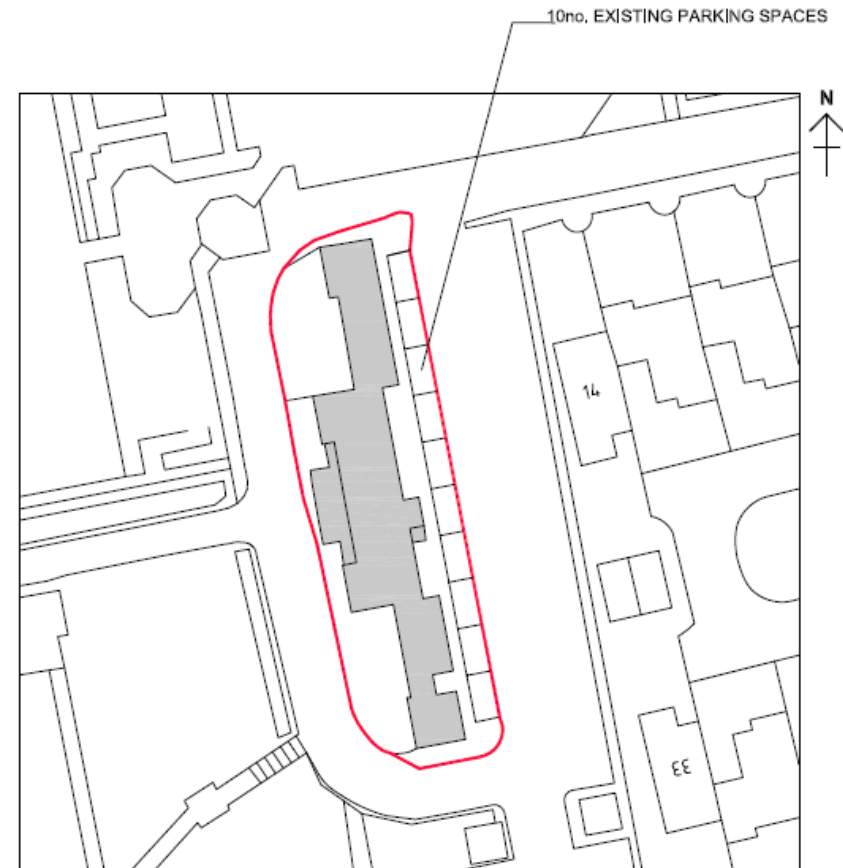
### Viewing

By appointment with the sole agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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**BLOCK PLAN**  
SCALE - 1:500