

# BADGERS WOOD CARE HOME SLADE ROAD, OTTERSASHAW, KT16 0JN

## Residential/Care Home Development Opportunity

- ◆ Vacant 2 storey care home
- ◆ Currently providing 21 bedrooms
- ◆ Located in an affluent area within walking distance of local amenities
- ◆ Site extends to approximately 0.94 acres
- ◆ Would suit conversion or redevelopment STPP
- ◆ Viewings strictly by appointment
- ◆ Freehold Offers Invited

On the instructions of Surrey County Council





# BADGERS WOOD CARE HOME SLADE ROAD, OTTERSHAW, KT16 0JN

## Background

The site is within Ottershaw, Surrey and extends to approximately 0.94 acres. It is our understanding that the existing care home was vacated in 2014 and currently comprises a 2 storey building of approximately 9,165 sq ft, consisting of 21 bedrooms and associated common areas.

## Location

Badgers Wood is located on Slade Road in Ottershaw. The nearest train station to the site is West Byfleet which is just over 3 miles south of the site. West Byfleet has regular departures to London Waterloo via Woking which take approximately 45 minutes. Alternatively, the number 446 bus serves the area and provides a route to Woking Station which offers fast and direct service into London Waterloo in approximately 25 minutes. The site is also well located for the existing motorway network, with Junction 11 of the M25, the M3, the M4 and the A3 all easily accessed. Heathrow and Gatwick Airports are also easily accessible.

## The Site

The subject site comprises a regular shaped site of approximately 0.94 acres and extends to the boundary with the highway. There are a number of trees that abut the highway which we believe are protected but further enquiries should be made to the Local Planning Authority.

## Planning

The property sits within the planning jurisdiction of Runnymede Borough Council. The established use of the property falls within C2 'Residential Institutions' of the Use Classes Order 1987. Therefore, planning permission would be required for change of use to C3 residential. The intensification or redevelopment of the site for care home use would also require planning permission.

## Tenure

The freehold interest is currently held by Surrey County Council under title number SY340591 and the full extent of the site is outlined red on the featured Ordnance Survey Plan (for identification purposes only), and is sold subject to, and / or with the benefit of any rights of way, easements or restrictions which may exist, whether or not mentioned in these particulars.

## Services

We understand that main supplies of gas, electricity, water and drainage are available in the immediate area, but no investigations have been made as to the suitability or extent of these supplies for future development of the site.

## Dedicated Information site:

There is an information website available at where there are a number of further reports available as follows:

- Topographical Survey
- Tree Study
- Planning Report
- Title Plan
- Asbestos register
- Bid Proforma

Further information can be found on the dedicated information site:

**[www.land.knightfrank.com/view/badgerswood](http://www.land.knightfrank.com/view/badgerswood)**

## Method of Disposal

The property is for sale by informal tender subject to contract only. Conditional bids made on a subject to planning basis may also be considered. Bidders are also encouraged to offer further overage payments based upon an enhanced planning permission.

Bids from interested parties who specialise in bringing forward sites for sale as individual self-build plots are welcomed, Surrey County Council back the Government's support for this method of construction within the Housing White Paper.

## Bid Date

Potential purchasers will be notified of the closing date for offers via the dedicated information site.

## Inspection

The property may only be inspected strictly by prior appointment through Knight Frank LLP. A number of open days will be held to facilitate viewings. The dates of these will be communicated to potential purchasers on request.

Prospective Purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the Vendor or their agent.

## Purchaser Notice

The Vendor, in its absolute discretion, does not undertake to accept the highest or any offer received.

Offers must state a specific sum of money to be paid and shall not be for a sum calculable only by reference to another bid for the property.

## Additional Information Required

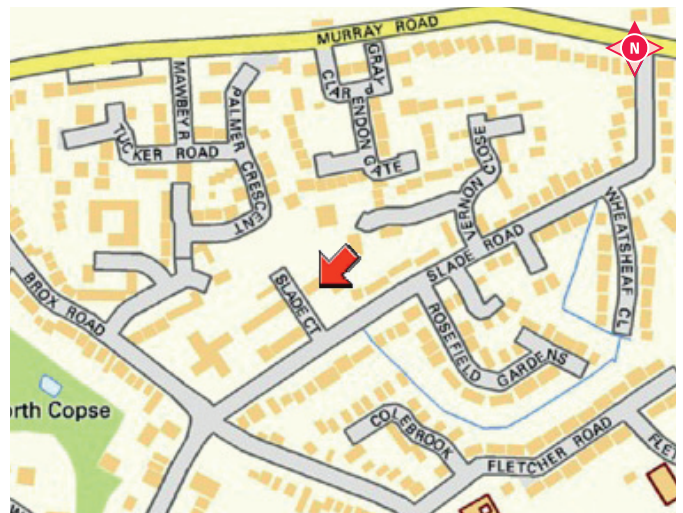
Within the offer letter, bidders will be required to provide the following additional information:

- Legal advisors.** Details of the solicitors who will be acting in the purchase, if the bid is acceptable
- Finance.** Details of funding arrangements (clarification and confirmation may be sought in certain circumstances) if appropriate.
- Authority.** Confirmation of the bidder's authority to bid and (where appropriate) confirmation that any offer made has full board approval (copies of the relevant minute may be requested).
- Scheme Details.** To include massing, siting of the buildings and car parking, pedestrian access and intended uses upon the site.

## Contact

For further information please contact:

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## Important notice

Knight Frank LLP for themselves and for the vendors of this property for whom they act, give notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers, and do not constitute the whole or any part of an offer of contract; ii) Knight Frank LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii) Knight Frank LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and iv) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements; v) no employee of Knight Frank LLP (and its subsidiaries) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. vi) VAT: The VAT position relating to the property may change without notice. Particulars dated: May 2017

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