



79-81 FARLEIGH ROAD, WARLINGHAM, SURREY CR6 9EJ

Summary

- Vacant 2-storey office units with rear single-storey warehousing totalling 9,254ft² situated on a site of circa 0.43 acres
- Planning permission for 12 x residential apartments (3 x 1 bed and 9 x 2 bed) and 2 x 2 bedroom houses totalling 10,285ft²
- All units for private sale
- Offers invited in excess of £1,900,000 for the freehold interest

Description

The existing property comprises a 2-storey pair of semi-detached buildings fronting Farleigh Road, one of which was previously used as a house with the other a commercial building. The rear consists of single-storey warehouse units with the remainder of the site comprising hard standing and parking.

The entire property is currently vacant with the existing properties extending to approximately 9,254ft².

Location

The property occupies a prominent position along Farleigh Road, Warlingham within Tandridge District Council.

The nearest train station to the property is Upper Warlingham, which is located 1.7 miles from the property, with frequent services into London Victoria in 32 minutes.

The M25 and M23 are both very accessible from the property being located within a 10-minute drive.



Approved Accommodation Schedule

Unit	Floor	Description	GIA m ²	GIA ft ²
1	Ground	2 Bedroom Apartment	72	780
2	Ground	2 Bedroom Apartment	71	765
3	Ground	1 Bedroom Apartment with Balcony	52	565
4	Ground	2 Bedroom Apartment	63	675
5	First	2 Bedroom Apartment	72	780
6	First	2 Bedroom Apartment	71	760
7	First	1 Bedroom Apartment with Balcony	52	565
8	First	2 Bedroom Apartment	70	755
9	Second	2 Bedroom Apartment	65	700
10	Second	2 Bedroom Apartment	70	750
11	Second	1 Bedroom Apartment	52	565
12	Second	2 Bedroom Apartment	67	725
13	House	2 Bedroom Semi-Detached House	88	950
14	House	2 Bedroom Semi-Detached House	88	950
Total			956	10,285

Planning

The property benefits from planning permission granted 4th March 2024 (reference: TA/2023/1385) for the demolition of the existing buildings and redevelopment of the site to create 12 x residential apartments (3 x 1 bed and 9 x 2 bed units) within a 4-storey block fronting Farleigh Road and 2 x 2 bedroom semi-detached houses located to the rear of the apartment block.

The proposed development will provide 10,285ft² of NIA with all of the units for private sale.

There is no S106 agreement or contributions but a CIL Liability of approximately £33,643.42 is applicable. Please note that this is an indexed estimate as of May 2024 and should not be relied upon, any prospective purchasers should undertake their own analysis.

In readiness for redevelopment all of the pre-commencement conditions have been submitted to be discharged and are currently pending.



Tenure

The property is being sold freehold with vacant possession upon completion.

VAT

We understand the property is not elected for VAT.

Terms

Offers invited in excess of £1,900,000 for the freehold interest.

Contact

To discuss any aspect of this property or the disposal process, please contact the seller's agents:

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