



All enquiries Ref: Callum Glenn or Chris Glenn



- **2.43 Acre Site with circa 10,000 sq. ft of Former Poultry Housing**
- **Surrounded by Existing Dwellings**
- **Freehold with Full Vacant Possession**

Location:

This unique opportunity in Caterham comprises an extensive parcel of land which is surrounded by existing dwellings and is located on the north side of Weald Way just to the south of the centre of Caterham. Weald Way has very much a rural aspect to it however, is home to a number of substantial dwellings, some of which adjoin and are opposite this land. The centre of Caterham is just over 1 mile to the north and offers a comprehensive range of shopping facilities and recreational pursuits with the area also having great outdoor recreational opportunities especially along and within the North Downs. The area has superb transport links, Junction 6 of the M25 motorway is less than 4 miles from the site providing great road links whilst Caterham Rail station provides direct links to London Bridge with journey times of 50 minutes.

Description:

This extensive parcel of land is some 2.43 acres. To the northern end of the land there is a range of dilapidated structures formerly utilised for poultry housing. Prospective bidders should rely on their own surveys and measurements however, based on ordinance survey data, the total footprint of this poultry housing extends to some 10,000 sq. ft. The remainder of the land appears to have not been maintained for a number of years and is now a mix of woodland and overgrown scrub areas.



Potential/ Planning Data:

The land is sold on an unconditional basis, and bidders are deemed to rely solely on their own enquiries as to any permissions that may be required for intended use or development prospects, however, the auctioneers have researched the local planning authority website, Tandridge District Council, which does not appear to reveal any planning history in respect to this land. The Councils data does reveal that whilst the land is located within the Green Belt and, outside the zoned "urban area", there does not appear to be any Tree Preservation Orders, the land is not within the Conservation Area or Area of Outstanding Natural Beauty but bidders must rely on their own research.

Overage Provision:

It is intended that the land be sold subject to an overage provision however, the Seller has indicated that for a pre-auction sale, they will consider offers without overage at a price that reflects the removal of this benefit to them. In the alternative, the overage would apply providing the Seller with the benefit of 32% of the increase in land value arising from planning permission for development being granted.

Total Site Area:

2.43 Acre Site incorporating circa 10,000 sq. ft of Former Poultry Housing.

To View:

Strictly and only by prior arrangement with the auctioneers.



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