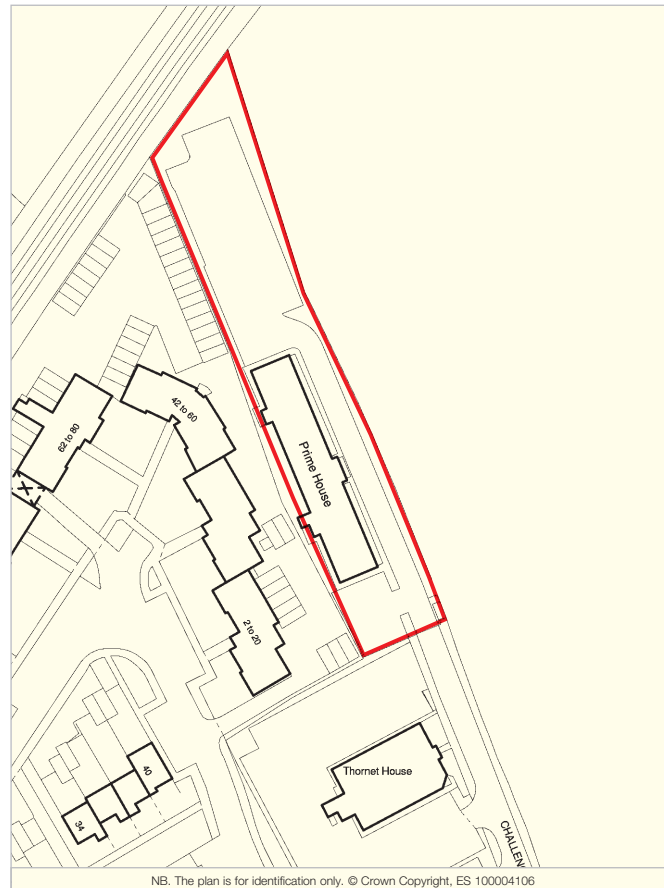


# Leatherhead

## Prime House, Challenge Court, Barnett Wood Lane, Surrey KT22 7DE

- **A Freehold Site Extending to Approximately 0.272 Hectares (0.672 Acres)**
- Part Occupied by a Detached Office Building extending (GIA) to Approximately 1,091 sq m (11,745 sq ft)
- Residential Consent granted through Permitted Development Rights for Conversion of Existing Office Building to provide 24 Residential Units
- A Full Planning Application submitted for Redevelopment of the Existing Car Park to provide 12 New Build Apartments (Decision Pending)

## Vacant Possession on Completion



### Tenure

Freehold.

### Location

The property is located in Leatherhead on the northern side of Barnett Wood Lane and to the east of Hazelmere Close. Leatherhead is an affluent, historic market town in North Surrey with excellent access to the M25 Motorway and the wider road network. The property is located approximately 1.3 km (0.8 miles) from Leatherhead Rail Station, which provides direct services to London Waterloo (44 minutes) and London Victoria (54 minutes) stations. The site is close to both Gatwick (20 miles) and Heathrow (25 miles) International Airports. The town centre, high street and Swan Shopping Centre are all within close proximity to the property and provide extensive amenities from both national and independent retailers.

### Description

Prime House comprises a detached three storey office building, which extends (GIA) to approximately 1,091 sq m (11,745 sq ft) and which forms part of a purpose built development known as Challenge Court. Challenge Court consists of four buildings, two of which are currently being converted to provide residential accommodation through Permitted Development Rights. Prime House is positioned within a site that extends to approximately 0.272 hectares (0.672 acres) with access provided from Barnett Wood Lane. To the rear of Prime House is a two storey car park that is included within the sale and which is the subject of the planning application for redevelopment to provide a block of 12 apartments (decision pending).



### Accommodation

GIA Approximately 1,091 sq m (11,745 sq ft)

Site Area Approximately 0.272 Hectares (0.672 Acres)

### Planning

Local Planning Authority: Mole Valley District Council.  
Tel: 01306 885001.

### Permitted Development

The building benefits from Permitted Development Rights for:

Prior notification for conversion of offices (use class B1) into 24 residential units (use class C3) (Ref: MO/2015/1359).

### Planning Application

The Seller has recently submitted a planning application for the construction of 12 additional apartments (4 x one bedroom apartments and 8 x two bedroom apartments) above the existing undercroft parking to the rear of the site.

### To View

Please email [richard.adamson@allsop.co.uk](mailto:richard.adamson@allsop.co.uk)

### Seller's Solicitor

Banks Kelly  
(Ref: Michael de la Fuente).  
Tel: 0207 651 0274.  
Email: [michael.delafuente@bankskelly.co.uk](mailto:michael.delafuente@bankskelly.co.uk)

### VACANT – Freehold Site and Building with Planning

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



