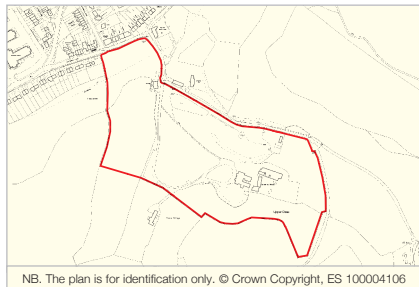


Godalming Catteshall Manor, Catteshall Lane, Surrey GU7 1UU

- **A Freehold Detached Victorian Manor House, Lodge, Cottage and associated outbuildings**
- Extending to a Total GIA of Approximately 1,367 sq m (14,725 sq ft)
- Benefits from Extensive Parking, Mature Gardens and Lake
- Occupying a Site extending to Approximately 7.88 Hectares (19.48 Acres)
- Existing Manor House, Cottage and Lodge benefit from Permitted Development Consents for either 11 or 16 Dwellings, plus existing residential building known as Catteshall Lodge
- Significant Further Development potential subject to obtaining all necessary consents

Vacant Possession



To View

The property will be open for viewings on Tuesday 15th May, Friday 18th May, Tuesday 22nd May, Friday 25th May, Tuesday 29th May from 12 noon - 1 p.m.

Joint Auctioneer

Estate Office (Ref Daniel Minsky).
Tel: 0207 266 8500.
Email: d.minsky@estate-office.com

Seller's Solicitor

Messrs Freemans Solicitors
(Ref: Karim Maksoud).
Tel: 0207 935 3522.
Email: karim.maksoud@freemanssolicitors.net

VACANT – Freehold Buildings and Site with Permitted Development



Tenure

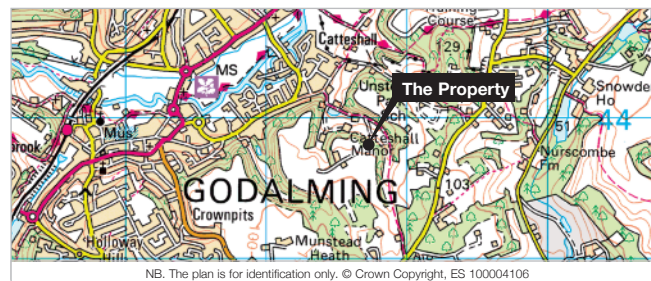
Freehold.

Location

The property is located on a private estate on the south side of Catteshall Lane. Catteshall Lane leads to Flambard Way (A3100) to the west, which in turn provides access to the Guildford and Godalming Bypass (A3), also to the west. Local shops are available in Godalming town centre, with the more extensive facilities of Guildford being accessible to the north. Rail services run from Godalming Station approximately 1.5 miles to the west. The open spaces of The South Downs National Park and Surrey Hills Area of Outstanding Natural Beauty are nearby.

Description

The property comprises a detached Victorian former manor house arranged over basement, ground, first and second floors beneath a pitched roof. There is a residential lodge arranged over the ground floor only beneath a pitched roof at the entrance to the site and a detached cottage arranged over ground and first floors beneath a pitched roof. Together with associated outbuildings, extensive parking, mature gardens and a lake, the site extends to approximately 7.88 hectares (19.48 acres).



Accommodation

The three main buildings comprise:

Catteshall Manor (Main House):

11 Reception Rooms, Kitchen, 13 Office Suites, Loft Storage Space

Catteshall Lodge:

Two Bedroom Accommodation

Dean Cottage:

Two Bedroom Accommodation

Total area of the three buildings: GIA: 1,368 sq m (14,725 sq ft)

NB: The property was not measured by Allsop. The measurements were obtained from previous marketing details.

Planning

Local Authority: Waverley Borough Council.

Tel: 01934 888888.

Scheme 1:

Permitted development (Ref: CR/2015/0021) was granted on 14th January 2016 for the conversion of Catteshall Manor, Dean Cottage to provide 11 dwellings (**9 x two bedroom and 1 x three bedroom flats in the main house plus 1 x two bedroom house**). This is in addition to the existing Catteshall Lodge.

Scheme 2:

The property further benefits from Permitted Development (Ref: CR/2016/0002) granted on 19th April 2016 for the conversion of Catteshall Manor, Dean Cottage to provide 16 dwellings (**8 x one bedroom and 7 x two bedroom flats in the main house plus 1 x two bedroom house**). This is in addition to the existing Catteshall Lodge.

The site offers significant further development potential for a new build scheme to the rear of the main Manor House, subject to obtaining all necessary consents.

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.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

