

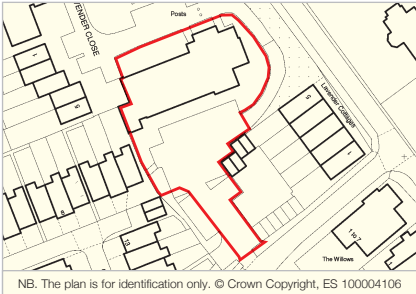
# Leatherhead

## The Chapel, Reigate Road, Surrey KT22 8RA

- **A Freehold Chapel internally arranged to provide Office Accommodation**
- **NIA extending to Approximately 678.84 sq m (7,307 sq ft)**
- **Occupying a Site extending to Approximately 0.208 Hectares (0.514 Acres)**
- **Permitted Development Approval granted for Change of Use from Office to Eighteen Residential Units (5 x Two Bedroom and 13 x One Bedroom)**
- **Proposed GIA Approximately 952 sq m (10,247 sq ft)**

## Vacant Possession

**TWELVE WEEK COMPLETION PERIOD AVAILABLE**



**Seller's Solicitor**  
Mundays LLP (Ref: Mr J Lawrence Esq).  
Tel: 0207 123 5890.  
Email: james.lawrence@mundays.co.uk



**VACANT – Freehold Chapel with Planning**



**Tenure**  
Freehold.

**Location**  
The property is situated on the south side of Lavender Close, to the north of its junction with Wesley Road. The local shops and amenities of Leatherhead are readily available to the north-west. Local bus routes run along Highlands Road to the north, whilst rail services run from Leatherhead Station to the north-west. The A24 is to the east and provides direct access to the A243 and in turn the M25 Motorway. The open spaces of Norbury Park are to the south-west.

**Description**  
The property comprises a chapel which is internally arranged to provide office accommodation over ground and mezzanine floors beneath a pitched roof. The property occupies a site extending to approximately 0.208 hectares (0.514 acres) which includes a hard standing area for car parking.

**Accommodation**  
**Existing**  
**Ground Floor** – Office Accommodation  
**Mezzanine Floor** – Office Accommodation  
**Site Area Approximately 0.208 Hectares (0.514 Acres)**

**Planning**  
Local Planning Authority: Mole Valley District Council.  
Tel: 01306 885001.  
The property is to be offered with prior approval (Ref: MO/2017/2293PNO) for change of use to residential under permitted development rights for conversion to 18 residential units (5 x two bedroom, 13 x one bedroom).

**Proposed Accommodation**  
When implemented, the scheme will provide the following accommodation:

| Unk | Floor  | Accommodation             | Sq m | GIA (Sq ft) |
|-----|--------|---------------------------|------|-------------|
| 1   | Ground | Two Bedroom Accommodation | 61   | (657)       |
| 2   | Ground | One Bedroom Accommodation | 56   | (603)       |
| 3   | Ground | Two Bedroom Accommodation | 75   | (807)       |
| 4   | Ground | One Bedroom Accommodation | 39   | (420)       |
| 5   | Ground | One Bedroom Accommodation | 53   | (570)       |
| 6   | Ground | Two Bedroom Accommodation | 82   | (883)       |
| 7   | Ground | One Bedroom Accommodation | 49   | (527)       |
| 8   | Ground | One Bedroom Accommodation | 39   | (420)       |
| 9   | Ground | One Bedroom Accommodation | 40   | (431)       |
| 10  | First  | One Bedroom Accommodation | 55   | (592)       |
| 11  | First  | One Bedroom Accommodation | 52   | (560)       |
| 12  | First  | One Bedroom Accommodation | 53   | (570)       |
| 13  | First  | One Bedroom Accommodation | 49   | (527)       |
| 14  | First  | One Bedroom Accommodation | 40   | (431)       |
| 15  | First  | One Bedroom Accommodation | 42   | (452)       |
| 16  | Second | One Bedroom Accommodation | 41   | (441)       |
| 17  | Second | Two Bedroom Accommodation | 61   | (657)       |
| 18  | Second | Two Bedroom Accommodation | 65   | (700)       |

**To View**  
Please contact Allsop by sending an email to jonty.barrie@allsop.co.uk with the subject heading 'Viewing – Lot 58'.

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 £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.

**Lot 59 - WITHDRAWN**



