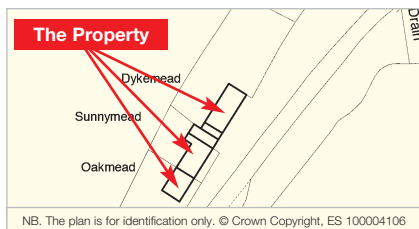


Betchworth Dykemead, Sunnymead & Oakmead, Wellhouse Road, Brockham, Surrey RH3 7JQ

- A Freehold Site which is occupied by a terrace of Three Bungalows
- One Bungalow Subject to a Regulated Tenancy, One Bungalow Subject to an Assured Shorthold Tenancy and One Bungalow Vacant
- Planning Application has been submitted for 'Conversion of Loft Space into Habitable Accommodation by Raising Existing Ridge Height by 1.42m, and the addition of Nine Dormer Windows. Alterations to Windows and Entrance Doors on the Front Elevation'. (Decision pending).
- Total Current Rent Reserved
£19,380 per annum (equivalent)
From Two Bungalows with One Bungalow Vacant



To View

The vacant property will be open for viewing every Monday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Banks Kelly Solicitors
(Ref: Mr M Fuente).
Tel: +0207 651 0274.
Email: michael.delafuente@bankskelly.co.uk

**PART VACANT/INVESTMENT –
Freehold Site and Bungalows with
Planning Submitted**



Tenure

Freehold.

Location

The properties are situated on the north side of Wellhouse Road, to the west of its junction with Wheelers Lane. Nearby roads include the A24 which runs towards central London. Shopping facilities are available nearby in Dorking town centre, with more extensive facilities being available in Reigate and Redhill to the east and Guildford to the west. Rail services run from both Dorking and Dorking West Stations to the north, providing services every 30 minutes to Waterloo, Victoria and Clapham Junction in 41 minutes. The M25 Motorway is 9 miles to the north.

Description

The property comprises a site which is occupied by a terrace of three single storey bungalows, each arranged beneath a pitched roof. Externally there are gardens to the rear of each bungalow and there are two garages. The property may afford potential for various other schemes subject to obtaining all the necessary consents.

Accommodation and Tenancies

The properties have not been internally inspected by Allsop. The information in the schedule below was provided by the Vendor.

Address	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Oakmead	Two Bedroom Accommodation	Vacant	–
Sunnymead	Four Rooms, Kitchen, Bathroom/WC, Garage	Subject to a Regulated Tenancy (effective date: 4th January 2012) Re-registration now due	£8,880 p.a.
Dykemead	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of two years from 18th February 2012 (holding over)	£10,500 p.a.

Planning

Local Planning Authority: Mole Valley District Council.
A planning application was submitted 7th September 2015 (Application No. MO/2015/1933) for 'Conversion of loft space into habitable accommodation by raising existing ridge height by 1.42m, and the addition of nine dormer windows. Alterations to windows and entrance doors on the front elevation'. Decision pending.

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 £750 (including VAT) upon exchange of sale memoranda.