

Guildford Apartments 4 (Lot 141), 6 (Lot 142) and 11 (Lot 143), Albury Park Mansion, Albury Park, Surrey GU5 9BB

- **Three Leasehold Self-Contained Apartments within a Detached Grade II* Listed Former Stately Home**
- Located within the prestigious Albury Park Estate in Approximately 2.02 Hectares (5 Acres) of Formal Gardens
- To be offered Individually as Three Separate Lots

Vacant Possession

BY ORDER OF RECEIVERS



To View

Please Call the Joint Auctioneers.

Joint Auctioneers

Knight Frank (Ref: Ashley Mason).

Tel: 01483 564660.

Email: ashley.mason@knightfrank.com

Sotheby's (Ref: John Fisher).

Tel: 01932 860537.

Email: john.fisher@sothebysrealty.co.uk

Seller's Solicitor

Messrs Dentons (Ref: BR).

Tel: 01923 215071.

Email: bill.ramsey@dentons.com

**VACANT –
Three Leasehold Apartments**



Tenure

Each apartment will be held on a new lease for a term of 999 years from completion at an initial ground rent of £300 per annum.

Location

Albury Park is located within the Surrey Hills, an area of outstanding beauty. The property itself is situated within an idyllic rural setting surrounded by award winning gardens and picturesque countryside. The local beauty spots of Newlands Corner and Box Hill are also nearby.

Guildford, which is approximately three miles from Albury Park, with its famous cobbled high street and Cathedral, has exceptional shopping facilities and a varied choice of restaurants. Guildford is also a centre for culture and music and benefits from several excellent independent schools including Charterhouse, Cranleigh and Guildford High. Rail services run from Guildford Station to London Waterloo with an average journey time of 31 minutes. Central London is approximately a 33-mile drive, typically being reached within an hour via the A3, whilst the M25 Motorway is also accessible. Both Heathrow and Gatwick airports are also conveniently located within 25 miles of Albury Park. Heading south, the charming sandy beaches of West Wittering and the coastal resorts of Eastbourne and Brighton are also approximately an hour's drive away. A range of recreational amenities, including walking, riding, shooting and fishing, is available on the Albury Estate and surrounding Surrey Hills, as well as golf courses at Bramley, Effingham and Milford, racing at Epsom, Sandown Park and Goodwood, flying at Dunsfold and polo at Hurtwood.



History

Albury Park is a Grade II* Listed building with origins predating the Domesday Book. Sir John Soane, architect for the Bank of England, made several improvements to Albury Park including the striking and prominent cantilevered staircase.

Augustus Pugin, designer of the Houses of Parliament, also left his mark by giving Albury Park its unmistakable Gothic Tudor appearance and crowning glory. In more recent history, Algernon Percy, 6th Duke of Northumberland, became the new owner of Albury Park and ownership of much of the estate has been retained by the Northumberlands. Albury Park played host to the Coronation Banquet of King George III and from eminent earls to eccentric parliamentarians, the Mansion's former owners have left their imprint on the estate, contributing to Albury Park's distinctive appearance and stunning surroundings that remain today.

The building was converted into apartments in 2015.

Description

The property comprises three self-contained luxury apartments situated within Albury Park Mansion, which is a detached former stately home. The building itself provides a total of twelve apartments. Externally, there is parking and communal gardens surrounding the property, which extend to in excess of 2.02 hectares (5 acres). In addition, there are approximately 60.7 hectares (150 acres) of woodland surrounding the property (not included in the sale). Each apartment has a garage and exclusive right to use a terrace.

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.alltop.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.



Guildford

Apartment 4, Albury Park Mansion, Albury Park, Surrey GU5 9BB

- **A Leasehold Self-Contained Maisonette Situated within a Detached Former Stately Home**
- Located within the prestigious Albury Park Estate in Approximately 2.02 Hectares (5 Acres) of Formal Gardens
- Extending to a GIA of Approximately 208.9 sq m (2,249 sq ft)
- Benefitting from a Single Garage, designated Parking Space and an exclusive right to use the Roof Terrace

Grade II* Listed Building Vacant Possession

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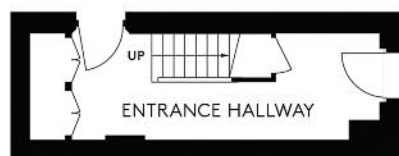
Seller's Solicitor

Dentons (Ref: BR).

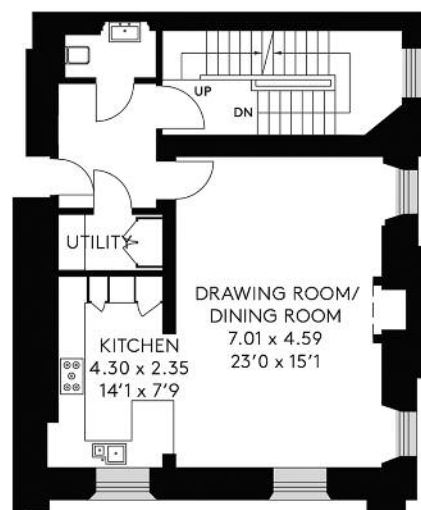
Tel: 01923 215071.

Email: bill.ramsey@dentons.com

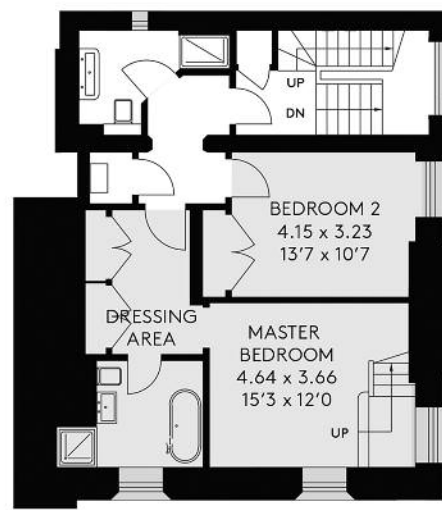
VACANT – Leasehold Maisonette



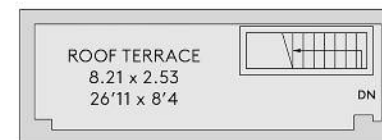
GROUND FLOOR



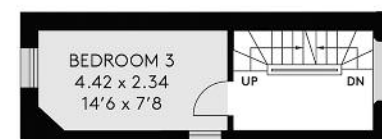
FIRST FLOOR



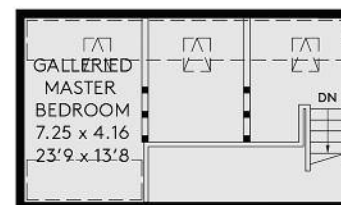
SECOND FLOOR



FOURTH FLOOR



THIRD FLOOR



MEZZANINE

Tenure

The apartment will be held on a new lease for a term of 999 years from completion at an initial ground rent of £300 per annum.

Description

The property comprises a self-contained maisonette situated within a detached former stately home. The apartment has been newly refurbished to a high standard and has not been lived in since it was refurbished. Externally, there are extensive communal gardens. The apartment benefits from a garage, and a designated parking space located outside the apartment's own front door. The apartment also benefits from an exclusive right to use the roof terrace.

Accommodation

The property was inspected but not measured by Allsop.

The measurements were provided by the Joint Auctioneers.

First Floor – Kitchen/Reception Room, Utility Room

Second Floor – Two Bedrooms (One En-suite Bathroom), Shower Room

Mezzanine – Galleried Master Bedroom

Third Floor – Bedroom

Fourth Floor – Roof Terrace

Approximate GIA 208.9 sq m (2,249 sq ft)

NB. This asset is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without person liability.

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Guildford Apartment 6, Albury Park Mansion, Albury Park, Surrey GU5 9BB

- A Leasehold Self-Contained Ground Floor Apartment Situated within a Detached Former Stately Home
- Located within the prestigious Albury Park Estate in approximately 2.02 Hectares (5 Acres) of Formal Gardens
- Extending to a GIA of Approximately 145.9 sq m (1,571 sq ft)
- Benefitting from a Single Garage, designated Parking Space and an exclusive right to use the Terrace
- Apartment 6 is to be Sold with the Benefit of the Entire Contents/Furniture
- Grade II* Listed Building

Vacant Possession

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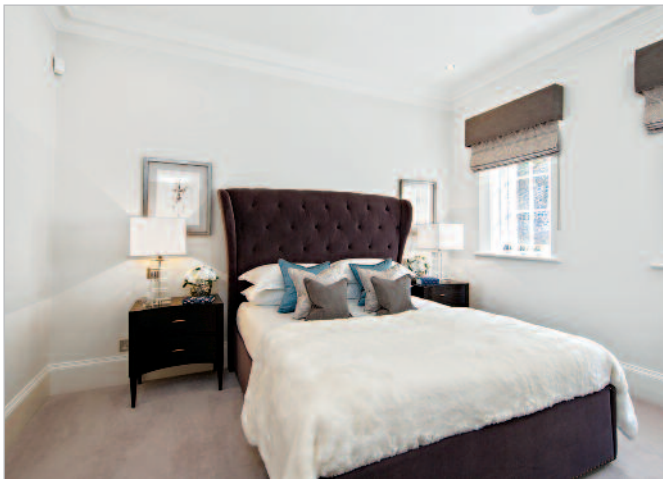
Seller's Solicitor

Dentons (Ref BR).

Tel: 01923 215071.

Email: bill.ramsey@dentons.com

VACANT – Leasehold Apartment



Tenure

Leasehold. The apartment will be held on a new lease for a term of 999 years from completion at an initial ground rent of £300 per annum.

Description

The property comprises a self-contained ground floor apartment situated within a detached former stately home. The apartment has been newly refurbished to a high standard and has not been lived in since it was refurbished. Externally, there are extensive communal gardens. The apartment benefits from a garage and a designated parking space. The apartment also benefits from an exclusive right to use the terrace.

Accommodation

The property was inspected but not measured by Allsop.

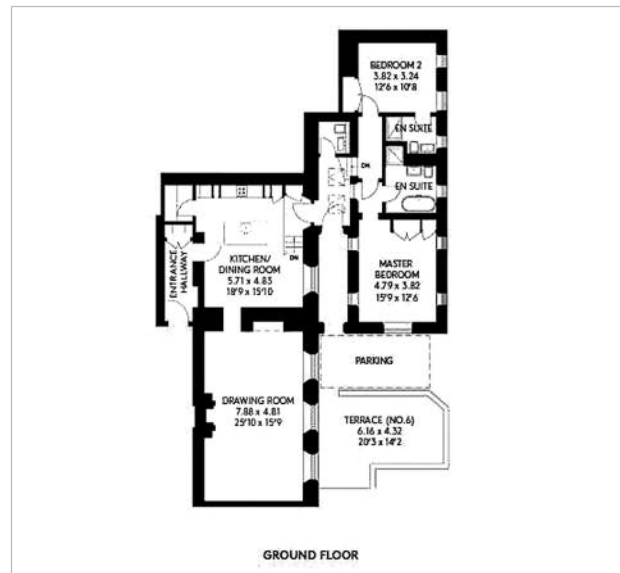
The measurements were provided by the Joint Auctioneers.

Reception Room, Kitchen/Dining Room, Two Bedrooms (One En-suite Shower Room, One En-suite Bathroom), WC, Utility Room

Apartment 6 is to be sold with the benefit of the entire contents/furniture.

Approximate GIA 145.9 sq m (1,571 sq ft)

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Guildford **Apartment 11,** **Albury Park Mansion,** **Albury Park,** **Surrey** **GU5 9BB**

- **A Leasehold Self-Contained Second and Third Floor Apartment Situated within a Detached Former Stately Home**
 - Located within the Prestigious Albury Park Estate in approximately 2.02 Hectares (5 Acres) of Formal Gardens
 - Extending to approximately 224.9 sq m (2,421 sq ft) (GIA)
 - Benefitting from a Single Garage, and an exclusive right to use the Roof Terrace
 - Grade II* Listed Building
- Vacant Possession**

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Seller's Solicitor

Dentons (Ref: BR).

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Email: bill.ramsey@dentons.com

VACANT – Leasehold Apartment



Tenure

The apartment will be held on a new lease for a term of 999 years from completion at an initial ground rent of £300 per annum.

Description

The property comprises a self-contained second and third floor apartment situated within a detached former stately home. The apartment has been newly refurbished to a high standard and has not been lived in since it was refurbished. Externally there are communal gardens. The property benefits from a garage and an exclusive right to use the roof terrace.

Accommodation

The property was inspected but not measured by Allsop.

The measurements were provided by the Joint Auctioneers.

Second Floor – Kitchen/Diner, Two Bedrooms (Each with En-suite Bathroom), Shower Room

Third Floor – Two Reception Rooms, Bedroom, Study, Store Room

Fourth Floor – Roof Terrace

GIA Approximately 224.9 sq m (2,421 sq ft)

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