RESIDENTIAL DEVELOPMENT SITE FOR SALE

Imber Court
Orchard Lane
East Molesey
KT8 0BY

ENTER
A rare opportunity to purchase a substantial residential
development site in this highly sought after location

The site benefits from outline planning permission for 95 units
OPPORTUNITY

- Located within the highly desirable and affluent area of Elmbridge, Surrey.
- Outline planning permission granted for 95 units.
- Total site extends to 3.03 ha (7.49 acres).
- Riverside location.
- Offers sought for the freehold interest on an unconditional basis only.
LOCATION

The site is located on Orchard Lane, a residential cul-de-sac area in East Molesey within the northeast of the Borough of Elmbridge in Surrey. East Molesey forms part of the capital's contiguous suburbs at the periphery of the Greater London Urban Area.

To the north of the site is a predominantly residential area and directly to the east and south is the Imber Court Sports Club and the Metropolitan Police Training Centre. The site is bounded to the west by the River Ember.
LOCAL AREA

Situated on the southern banks of the Thames, the town of East Molesey and the immediate area is surrounded by the rich history of Hampton Court Palace, a good range of local facilities and amenities including primary and secondary schools, shops, cafes and local sports facilities.

The area has several large reservoirs, some of which provide water within the London Basin and others have been converted into nature reserves.
IMBER RIVERSIDE

HOME OPPORTUNITY LOCATION LOCAL AREA CONNECTIONS THE SITE PLANNING TENURE FURTHER INFORMATION CONTACT

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CONNECTIONS

Imber Riverside is in a location benefitting from excellent transport links to London and the wider area.

BY ROAD
The site lies just off Esher Road and is within a short driving distance to the A3 and junction 10 of the M25 via the A307 or junction 12 via the A308.

BY TRAIN
Train services provide direct access to London Waterloo in 33 minutes from Thames Ditton station (Zone 6), which is within easy walking distance from the site. Esher station to the south of the site also provides train services to London Waterloo station in 31 minutes.

BY BUS
Frequent bus services run approximately 240m from the site providing connections to Hampton Court and Thames Ditton train stations and Kingston Bus Station.

BY FOOT/CYCLE
There are public footpaths that run near the northern boundary of the site providing access to local facilities and the wider footpath network.

A transport assessment submitted with the planning application contains further information and is available on the data room.
THE SITE

The site, extending to 3.03 ha (7.49 acres), is currently in use as an industrial estate comprising seven industrial and storage units in B2 and B8 use, totalling approximately 180,000 sq ft.

The site has a single point of access for vehicles and pedestrians at the northern edge leading onto Orchard Lane.

The River Ember, a tributary of the River Mole, runs along the western boundary of the site. The surrounding Green Belt provides a more rural backdrop.
The site lies within the jurisdiction of Elmbridge Borough Council. An outline planning permission was granted in December 2015 for “development comprising up to 95 residential units including 38 affordable units following demolition of existing industrial buildings (16,618 sqm)”. The illustrative scheme submitted as part of the planning application shows a mix of houses in line with market demand. All documents associated with the planning application can be found on Elmbridge Borough Council’s website (ref. 2015/3400).
TENURE

The site is offered for sale freehold registered under Title Number SY612359.

The majority of units on the site are vacant, however there are existing tenancies in place on the site, detailed in the tenancy schedule below.

<table>
<thead>
<tr>
<th>Unit</th>
<th>Status</th>
<th>Expiry / Break</th>
<th>Rent</th>
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<td>A</td>
<td>Vacant</td>
<td></td>
<td></td>
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<tr>
<td>B</td>
<td>Vacant</td>
<td></td>
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<tr>
<td>C</td>
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<td>D</td>
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<td></td>
</tr>
<tr>
<td>G</td>
<td>Vacant</td>
<td></td>
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</tbody>
</table>

There is also a lease to a substation on the site. A break notice can be served at any time after planning permission has been obtained but at least six months before the land is required for the redevelopment.
FURTHER INFORMATION

Further information can be accessed via the dedicated data room as detailed below:

- Site Plan
- Outline planning application documents
- Section 106 Agreement
- Decision Notice
- Full Title and Tenure information
- EPCs
- Utilities Assessment
- Topographical Survey
- Geotechnical Survey
- Asbestos Survey
- Archaeological Survey
- Note on Vacant Possession
- Information required from potential purchasers
- CIL Liability Report

Access to the data room is password protected and can be obtained by contacting Gerald Eve.

www.imber-riverside.com
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The property is opted for VAT, therefore VAT will be payable on the purchase price.

METHOD OF SALE

The freehold interest is to be sold via informal tender.

Offers are invited on an unconditional basis only.

Full information on details required is provided in the data room.

VIEWINGS

The site can be viewed externally from the highway. Internal viewings are strictly by prior appointment only and can be organised through Gerald Eve.

CONTACT DETAILS

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