



**PERMITTED DEVELOPMENT OPPORTUNITY, BLOCKS D & E, ST GEORGE'S BUSINESS PARK, WEYBRIDGE, KT13 0BG**



# OPPORTUNITY SUMMARY

- Freehold site extending approximately **1.57 acres (0.64 hectares)**.
- The opportunity has prior approval for a **43 unit Permitted Development Scheme** across Blocks D & E.
- **Strong micro-location** within a short walk of Weybridge train station (0.7 miles).
- Weybridge has a strong residential market and is a **well-established** commuter suburb for Central London.
- Excellent connectivity into **London Waterloo** (in less than 30 minutes).
- Offers are sought **on an unconditional basis only**.
- **Price on Application**

PERMITTED DEVELOPMENT | WEYBRIDGE





# EXISTING SITE

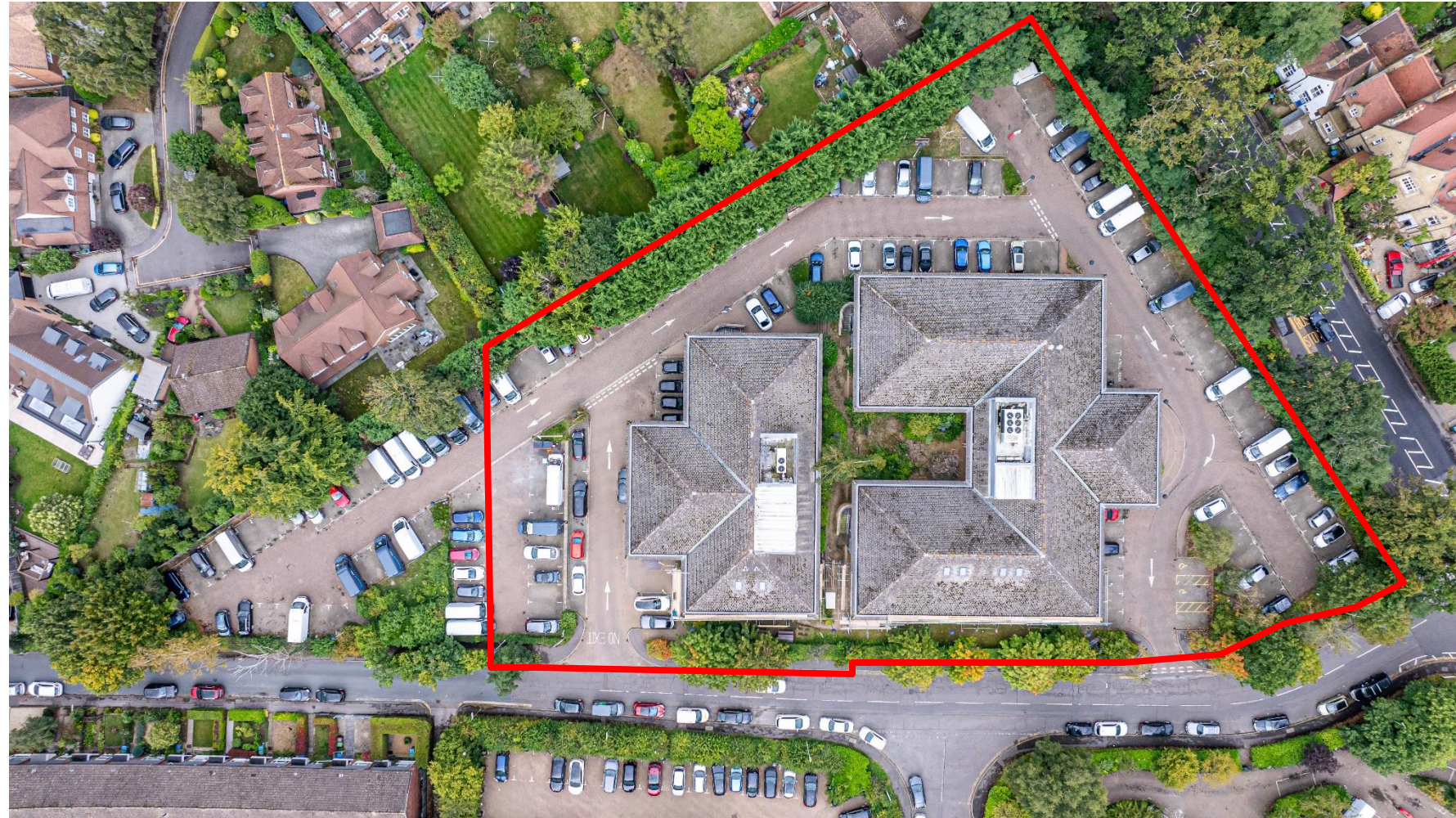
## THE PROPERTIES:

The existing properties comprise two adjacent office buildings, arranged over ground, first and second floors. These are both known as Block D and E of St Georges Business Park.

Building D (also known as 241 Brooklands Road) consists of a detached vacant office building, extending approximately 29,396 Sq. Ft. (GIA).

Building E (also known as 243 Brooklands Road) consists of a detached vacant office building, extending approximately 15,500 Sq. Ft. (GIA).

Both properties occupy a site area of approximately 1.57 acres, and benefit from a combined total of 92 car parking spaces of which 4 are disabled.





# SITE LOCATION

## WEYBRIDGE

Properties within Weybridge are highly sought after due to its mix of suburban tranquillity, excellent schools, and convenient proximity to London. The area has been home to a number of international and national companies including Procter & Gamble, AXA and Samsung. Other local attractions include Mercedes Benz World, Brooklands Museum and Brooklands Community Park.

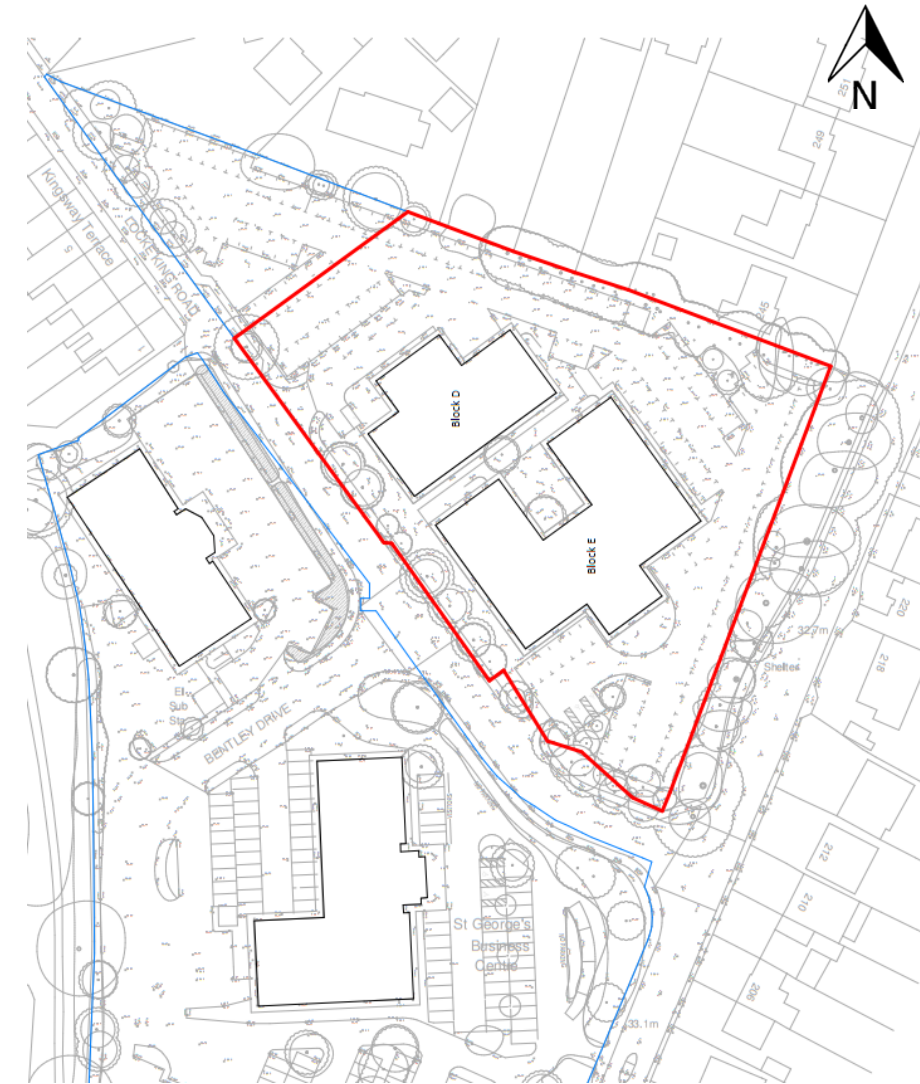
Connections into central London within 30 minutes makes Weybridge an ideal commuter suburb for London. The area's excellent connectivity, paired with housing prices that remain discounted compared to Central London, makes Weybridge particularly attractive to first-time buyers and families looking to relocate. The balance of affordability (relative to London) and lifestyle appeal positions the town as a key contender for those seeking to move away from the city while retaining easy access.

## RESIDENTIAL MARKET

The site is strategically positioned near **St. George's Hill** in Weybridge, an internationally renowned private estate and arguably the most sought-after residential area in the UK. Recognised for its luxurious properties, vast green spaces, and exclusive amenities, St George's Hill is a major draw for affluent buyers. Proximity to such a prestigious estate further enhances the desirability of surrounding properties.

The site's proximity to the renowned St. George's Hill offers several advantages for a residential-led scheme. The local area commands a premium due to the exclusivity of the multi-million-pound houses, which attract affluent individuals and families, creating a vibrant and upscale community which is widely desired by potential house buyers.

This blend of exclusive living, green space, and excellent transport links makes Weybridge and the site a sought-after residential area.



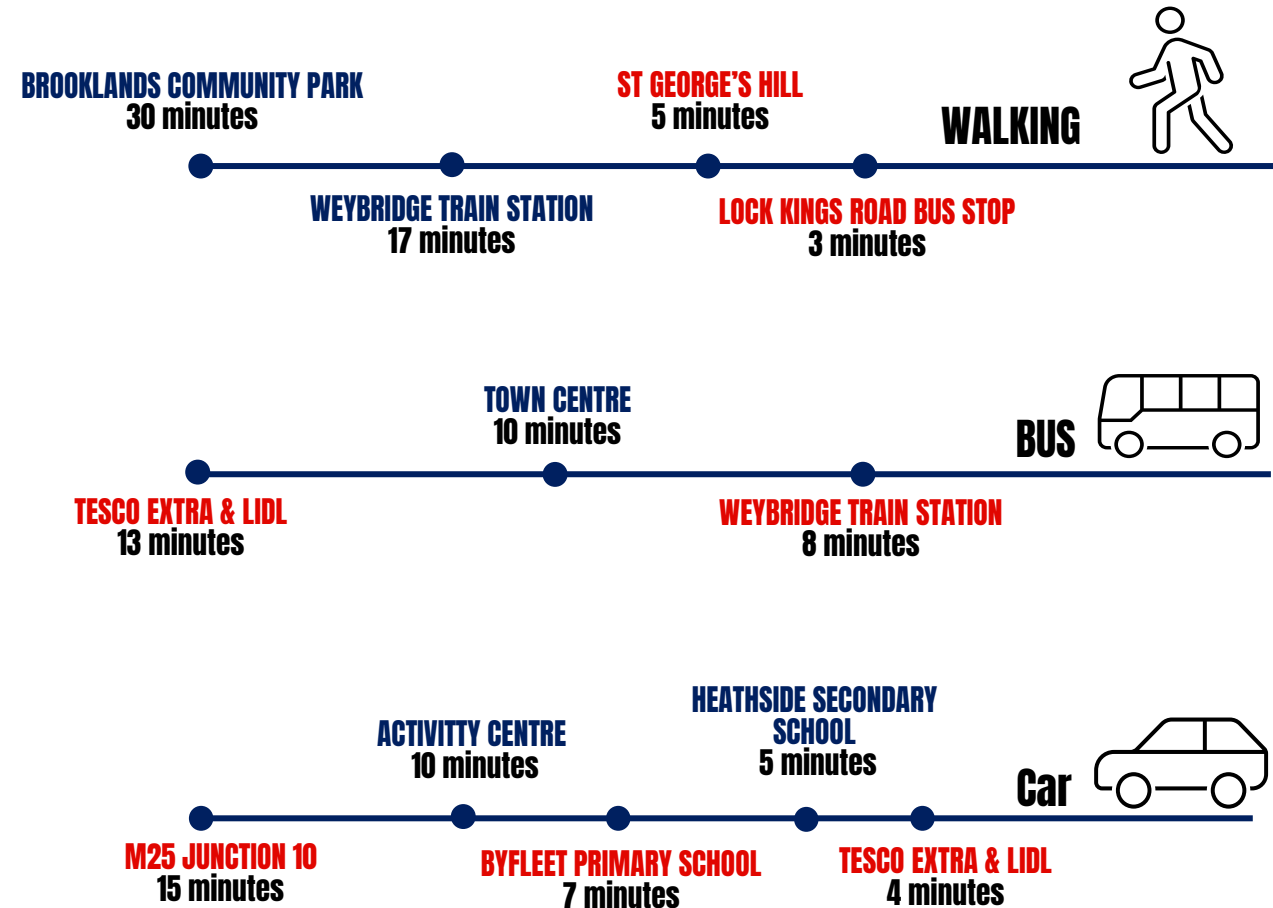
\*Not to scale

# TRANSPORT & CONNECTIVITY

The property is situated towards the south of Weybridge Town Centre, less than a 20-minute walk from Weybridge Train Station and a short 15-minute car ride to J10 of the M25. Connecting the area to the wider Southeast region and Heathrow Airport within a 35-minute drive.

The town centre is only a 10-minute bus ride from the property and provides a range of independent shops and restaurants along with a number of nationally established occupiers such as Boots, Sweaty Betty and, Pizza Express. Outside of the town centre Weybridge is host to a variety of local attractions such as the Brooklands Museum, the exclusive St George's Hill Golf Club and Mercedes-Benz World.

Weybridge Train Station is just an 8-minute drive or a 17-minute walk from the property. Trains to London Waterloo run every 10-20 minutes, with the quickest journey taking around 24 minutes.



# PLANNING PERMISSION

## PERMITTED DEVELOPMENT

Both buildings D & E benefit from Permitted Development Rights (PDR) and have received prior approval to grant permission for the conversion of the existing buildings to a total of 43 private residential flats.

- Block D received approval on the 20<sup>th</sup> of August 2024 for 29 units – Application No. **2024/1305**
- Block E received approval on the 20<sup>th</sup> of August 2024 for 14 units – Application No. **2024/1309**

Both Blocks will provide a range of 1, 2, 3 & 4-bedroom units, this includes 4 duplex units.

There will be a total of 92 car parking spaces of which 6 will be disabled spaces. In addition, there will be 66 cycling spaces.

Full details of the scheme are available within the data room.

Whilst the preference is to sell Blocks D&E together, the vendor would entertain offers on the individual blocks and would consider them on their merit.

## WIDER OPPORTUNITY

Blocks D & E form part of a Wider Master Plan for the area. Blocks A & B within the same business park have also been granted prior approval for PD. This site will have a total of 72 units between Blocks A & B.

While Block C has been sold separately comprising of 26 residential units.

## BLOCK D - APPLICATION NO. 2024/1305

Floor	Units	NSA (Sq. FT)
Ground	11	6,329
First	10	7,825
Second	6	3,832
Duplexes	2	4,220
<b>Total</b>	<b>29</b>	<b>22,206</b>

Unit Type	Units
1 Beds	20
2 Beds	4
3 Beds	4
4 Beds	1
<b>Total</b>	<b>29</b>

## BLOCK E - APPLICATION No. 2024/1309

Floor	Units	NSA (Sq. Ft.)
Ground	5	3,864
First	5	4,079
Second	2	1,346
Duplexes	2	2,874
<b>Total</b>	<b>14</b>	<b>12,163</b>

Unit Type	Units
1 Beds	6
2 Beds	5
3 Beds	3
<b>Total</b>	<b>14</b>

\*Detailed accommodation schedules and floorplans will be made available within the data room.

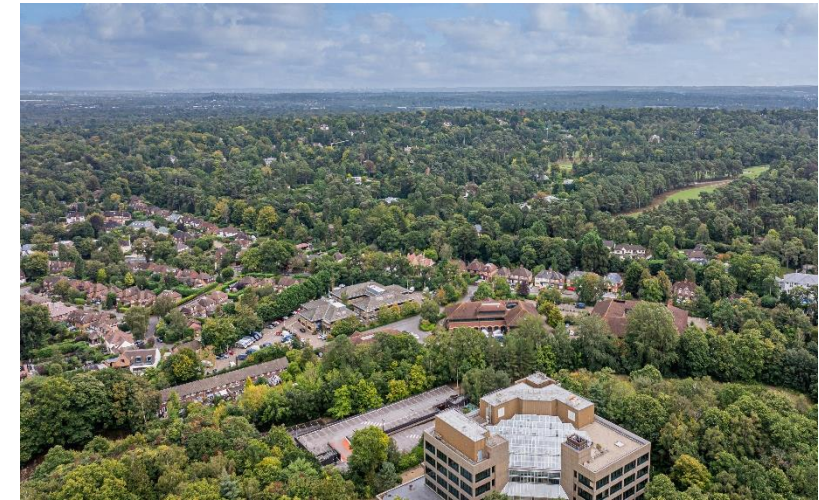
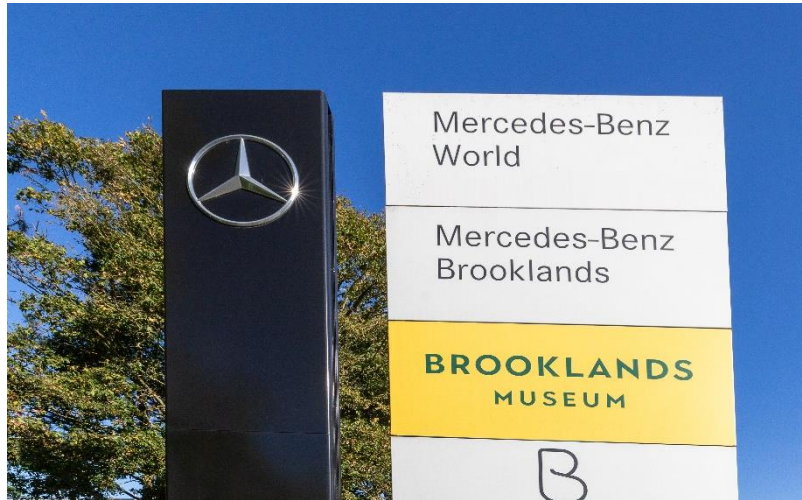


# GALLERY - SITE





# GALLERY - LOCAL AREA





# FURTHER INFORMATION

## TENURE

The Property is held Freehold under title reference SY534363.

## VAT

We understand the property is not elected for VAT.

## DATA ROOM

The data room is available upon request.

## VIEWING ARRANGEMENTS

Site access is strictly by appointment only.

Please contact Montagu Evans to arrange site access.

## METHOD OF SALE

The site will be sold by way of informal tender. Offers will be sought on an unconditional basis.

Our Client reserves the right to not accept the highest, or any offer received.

## PRICE

On Application.

# ENQUIRIES

For all enquires and further information please contact:



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- September 2024

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