



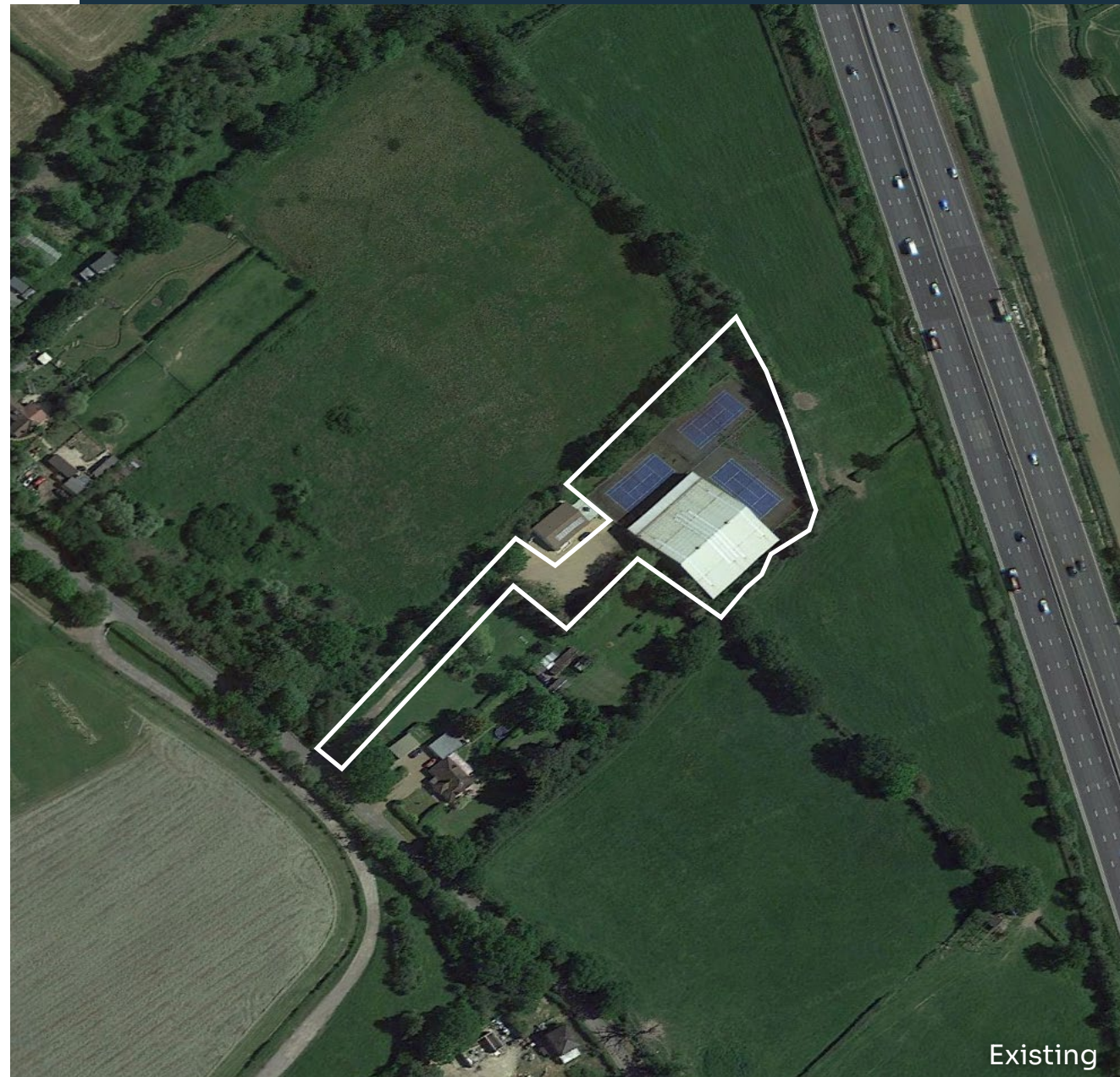
**Former Eugene Bann Tennis Centre, Crab Hill Lane, South Nutfield, RH1 5PG**  
**Residential Development Opportunity Offered for Sale**

**GLPG**

## Summary

**Residential development opportunity to provide 23 brand-new apartments within a three-storey building in South Nutfield**

- ▶ The site extends to approx. **0.7 hectares** and comprises the **former Eugene Bann Tennis Centre**
- ▶ The site benefits from **planning consent to provide 23 brand-new apartments**
- ▶ The total proposed **GIA** is approx. **1,662.38 sqm (17,894 sqft)**
- ▶ The total proposed **NSA** is approx. **1,337.08 sqm (14,393 sqft)**
- ▶ **35 car parking spaces** are proposed
- ▶ The property is for sale freehold by way of informal tender (unless sold prior) at a **Guide Price of £1,300,000**, subject to contract



Existing



CGI of the Proposed Development

## Description

The site is located in a semi-rural location in South Nutfield and comprises the former Eugene Bann Tennis Centre with three outdoor tennis courts.

A number of detached properties are on Crab Hill Lane, approx. 1 km from the site. To the north and south of the site are open fields.

Access to the site is via a road that runs perpendicular to Crab Hill Lane.

The site benefits from planning consent to demolish the existing building and build a three-storey building comprising 23 apartments (12 x 1-bed and 11 x 2-bed).

The total proposed GIA is approx. 1,662 sqm (17,894 sqft).

The proposed development includes 35 car parking spaces, secure internal cycle storage and communal outdoor amenity space.

# Location

South Nutfield is a village located in Surrey. The village is known for its well-preserved buildings, including classic English cottages and historic structures.

The village has a variety of local amenities, such as shops, pubs, and community spaces.

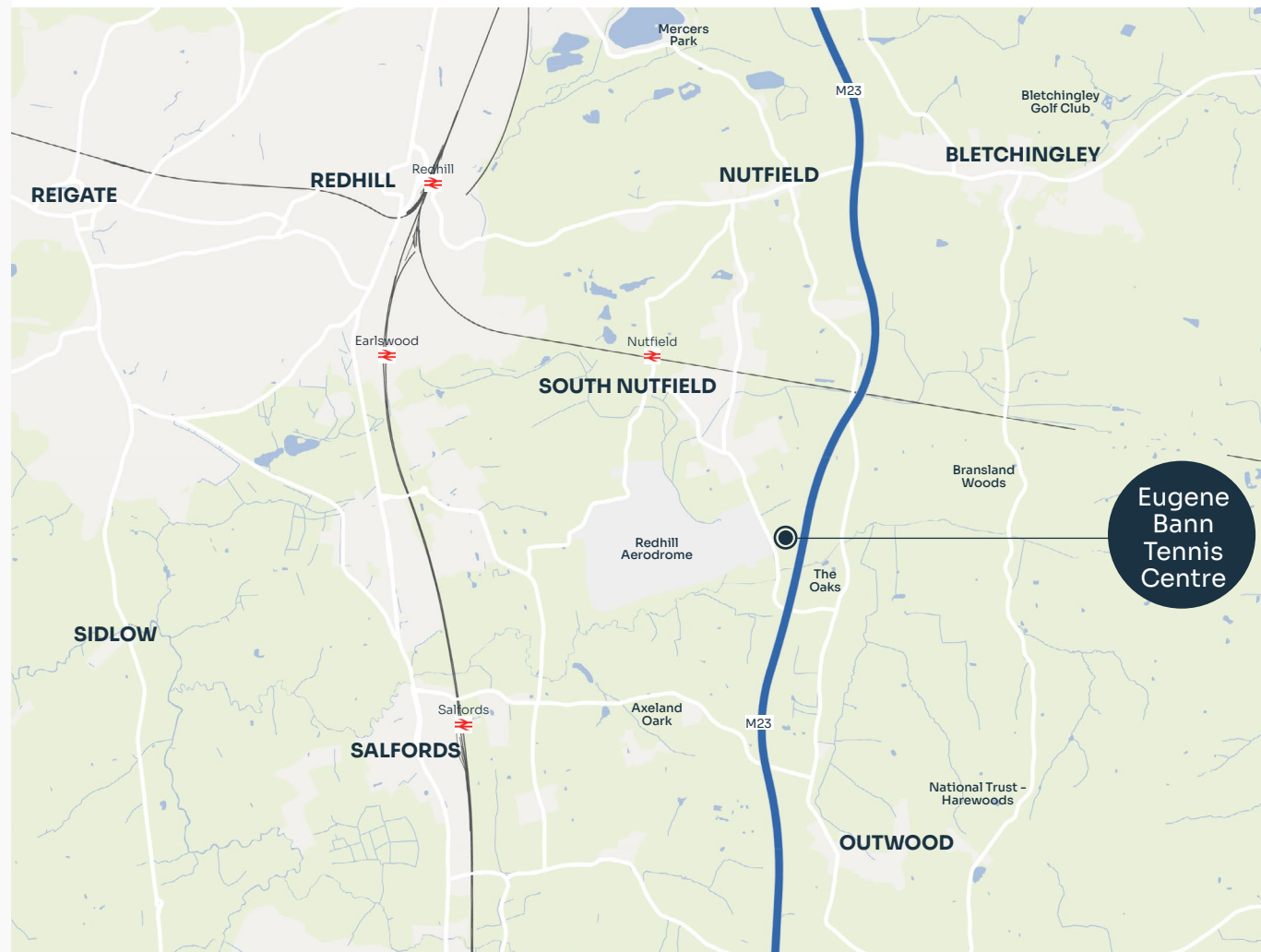
Priory Farm, located a 5-minute drive from the site, offers all the essentials. There is a farm shop, garden centre, gift barn, garden room cafe and a discovery land & nature trail.

The area has access to greenbelt countryside for walking, cycling and horse riding. The nearby Mercers Country Park with a watersports park, is located 3.2 miles from the site.

The site is located 1.0 mile from Nutfield Train Station (Southern), with a 50-minute journey into Victoria Station (London).

## Key Distances

- **Outdoor Fitness Academy:** 0.9 miles
- **Nutfield Station:** 1.0 mile
- **Nutfield Church (C of E) Primary School:** 1.2 miles
- **Priory Farm Shop:** 1.8 miles
- **Axeland Park:** 2.5 miles
- **East Surrey Hospital:** 3.2 miles
- **Sainsbury's Redhill:** 3.3 miles
- **London Gatwick Airport:** 7.3 miles



# Planning

The site has obtained planning permission following an appeal (Ref: TA/2019/13 & Appeal Ref: APP/M3645/W/19/3243184 - Tandridge District Council) to demolish the existing tennis centre and build a three-storey residential building comprising 23 apartments.

It is our understanding that all planning conditions have been discharged.

## CIL and Section 106 Contributions:

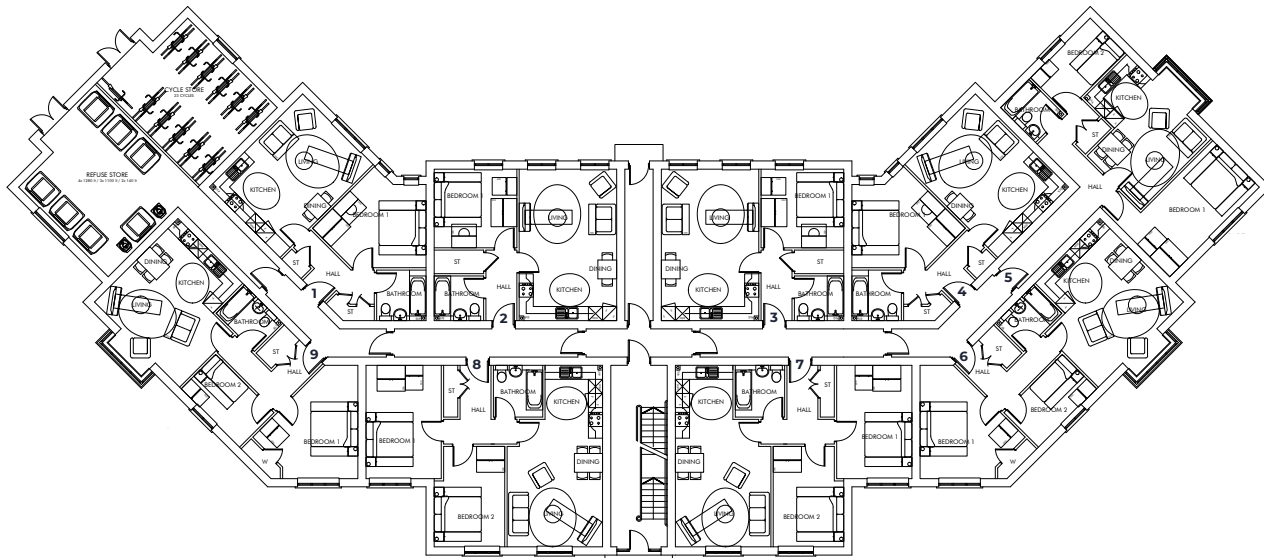
Please note, the following figures are not to be relied upon and interested parties should carry out their own due diligence to confirm their accuracy.

- ▶ CIL: £63,725.52
- ▶ S106: £41,625.27 (Highways Contribution)
- ▶ **TOTAL: £105,350.79**

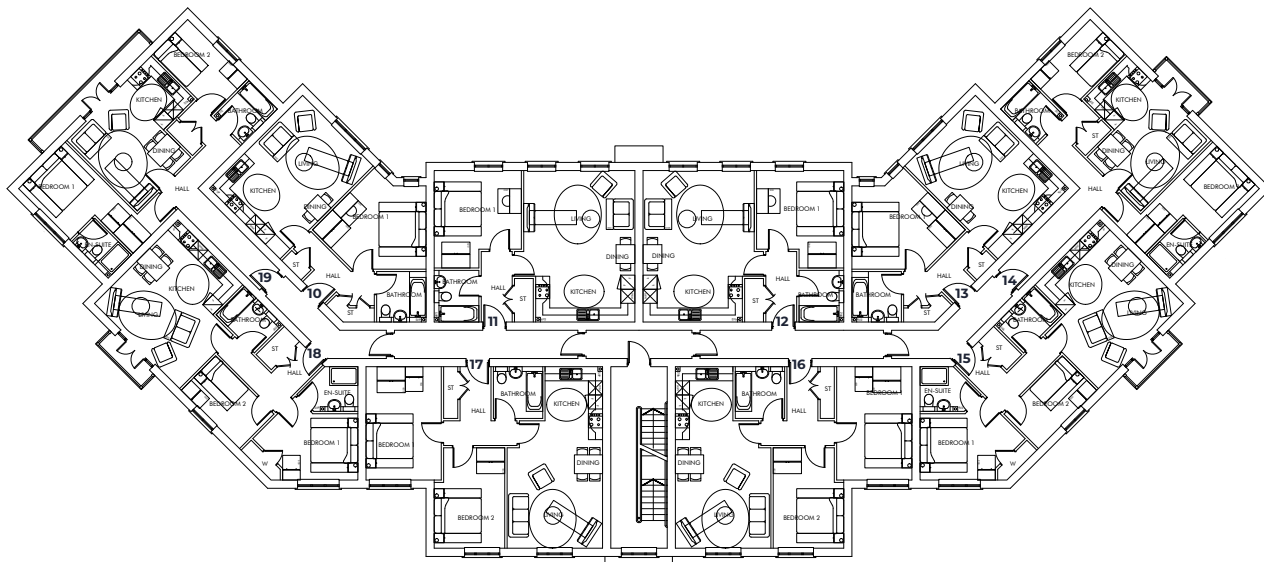
# Proposed Accommodation Schedule

Apartment	Beds	Floor	Sqm	Sqft
1	1	Ground	52.00	560
2	1	Ground	50.00	538
3	1	Ground	50.00	538
4	1	Ground	52.00	560
5	2	Ground	62.34	671
6	2	Ground	62.89	677
7	2	Ground	69.28	746
8	2	Ground	69.28	746
9	2	Ground	62.89	677
10	1	First	52.00	560
11	1	First	55.00	592
12	1	First	55.00	592
13	1	First	52.00	560
14	2	First	60.70	653
15	2	First	61.16	658
16	2	First	69.28	746
17	2	First	69.28	746
18	2	First	61.16	658
19	2	First	60.70	653
20	1	Second	55.06	593
21	1	Second	55.06	593
22	1	Second	50.00	538
23	1	Second	50.00	538
<b>Total</b>			<b>1,337.08</b>	<b>14,393</b>

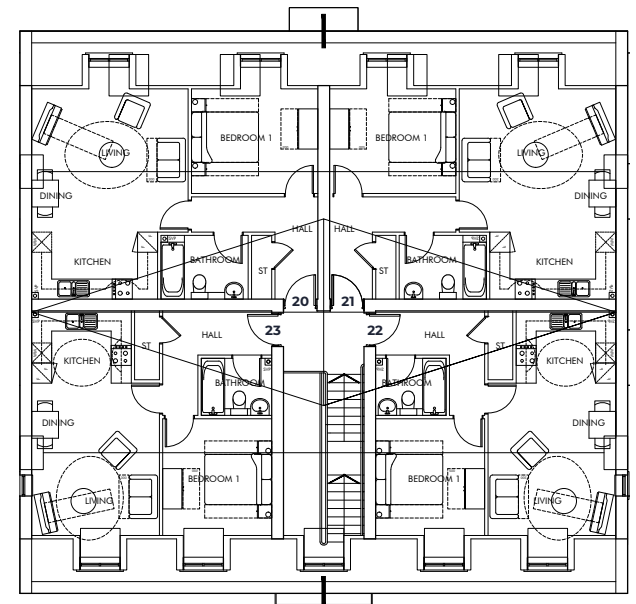
# Proposed Floor Plans



Ground Floor



First Floor



Second Floor

# Method of Sale

The property is for sale freehold by way of informal tender (unless sold prior) at a Guide Price of £1,300,000, subject to contract.

## VAT

The property is not elected for VAT.

## Further Information

Further information and associated documents can be found by visiting:

[www.glpjg.co.uk/eugenebann/](http://www.glpjg.co.uk/eugenebann/)

## Capital Advisory

GLPG's Capital Advisory Team, advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.

**For more information, please contact the Capital Advisory team on 0203 336 7377 or email [capital@glpg.co.uk](mailto:capital@glpg.co.uk).**

## Contact

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# GLPG

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

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