



**13 – 15 Church Lane, Oxted, Surrey
RH8 9LQ**

**Freehold Class F /
Community Premises**

FOR SALE

SUMMARY

- Freehold Church premises for sale
- To be sold with vacant possession
- Class F or suitable for other community uses (subject to planning)
- Affluent area close to Oxted town centre
- Highly sustainable location close to train station, A25 and M25
- Building gross internal area of 2,381 sq.ft (221.20 sq.m)
- Site area approximately 0.2 hectares (0.49 acres)
- **Offers in excess of £900,000 plus costs (subject to contract)**

LOCATION

Oxted is a town in East Surrey forming part of Tandridge Borough, which has a district population of 87,900 (2021 Census). Oxted is about 18 miles south of Central London.

Oxted benefits from excellent transport links. Oxted Railway Station is about 650m away and provides fast links to London Bridge and London Victoria. Junction 6 of the M25 is 2.5 miles to the West.

The property is situated on the North side of Church Lane within a predominantly residential area, close to Master Park and about 700m from Oxted town centre, which has a good range of shops, restaurants, supermarkets, a leisure centre, library, cinema and theatre.

DESCRIPTION

A substantial, detached, single storey, purpose built religious building comprising an entrance hall, congregational hall, Sunday school, meeting room, offices and toilets. The property has gas central heating and wall mounted electric heaters and benefits from good natural light. The property is situated on a generous sized plot with a relatively low site coverage. There is a lawned garden to the front and a large hard surfaced car park to the rear with two access points, one either side of the building. There is also a detached timber framed building / cabin within the rear car park.

PLANNING

The Current authorised use falls within Class F1 (Learning & Non-Residential Institutions) of the Town & Country Planning (Use Classes) Order 2020. The property may be suitable for other community type uses subject to planning. Enquiries in this regard should be made to Tandridge District Council (www.tandridge.gov.uk).

Interested parties should note that the sale of the property will be subject to restrictions on its future development, and the prospective buyer agrees to enter into suitable provisions to secure the payment of overage in respect of any future development or change of use of the property.

EPC

Exempt

TENURE

Freehold

Not to scale. For
illustrative
purposes only



**Not to scale. For
illustrative purposes
only**



| Description | Sq Ft | Sq M |
|------------------------------|--------------|---------------|
| Congregational hall | 862 | 80.08 |
| Side Rooms | 140 | 13.01 |
| Kitchen | 52 | 4.83 |
| WC's / Corridor | 180 | 16.72 |
| Entrance hall | 189 | 17.56 |
| Office | 42 | 3.90 |
| Rear Lobby | 76 | 7.06 |
| Sunday School / Meeting room | 840 | 78.04 |
| TOTAL | 2,381 | 221.20 |
| Timber Cabin | 129 | 11.98 |
| Site Area | 0.2 HA | 0.49 ac |



SALE PRICE

We are inviting offers in excess of £900,000 plus the seller's agency and legal costs for the freehold, subject to contract. Interested parties should note that the sale of the property will be subject to restrictions on its future development, and the prospective buyer agrees to enter into suitable provisions to secure the payment of overage in respect of any future development or change of use of the property.

Subject to Contract.

VAT We understand that Vat is not applicable

LEGAL & OTHER COSTS The purchaser will be responsible for the seller's agency and legal costs of sale.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or any beneficial owner together with evidence / proof identifying the source of funds being relied upon to complete the transaction.

**For further information or to arrange a viewing
please contact:**

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The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.