ALEXANDER LAWSON
CHARTERED SURVEYORS

ON BEHALF OF LPA / FIXED CHARGE RECEIVERS



12 CLAYGATE LANE

ESHER

KT10 0AQ

&

112 LAND AT THE REAR MANOR ROAD NORTH HINCHLEY WOOD

RESIDENTIAL DEVELOPMENT OPPORTUNITY

12 CLAYGATE LANE, KT10 0AQ & 112 MANOR ROAD NORTH

EXECUTIVE SUMMARY

An Exciting Residential Development Opportunity in Affluent Esher

A rare opportunity to acquire a prestigous residential development site within a highly desirable Surrey suburb

- Planning consent granted for 9 residential dwellings, comprising 6 houses and 3 affordable apartments.
- Financial S106 contributions paid in full.
- CIL contributions paid in full.
- All planning conditions discharged.
- Substantial works already completed, including demolition, site clearance, foundations and groundworks.
- Comprehensive technical information available, with all relevant reports, drawings and planning documentation accessible via the online Data Room.

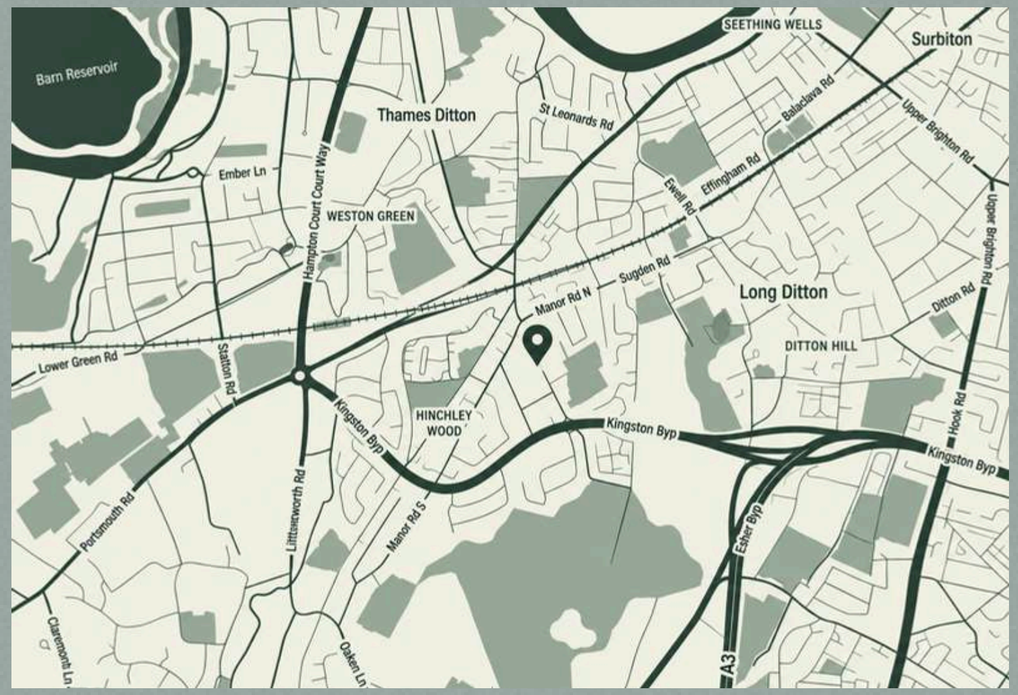




LOCATION AND CONNECTIVITY

12 Claygate Lane is situated in Hinchley Wood, a well-established residential suburb of Esher within the Borough of Elmbridge

Hinchley Wood benefits from a range of local amenities, including independent shops, cafés, restaurants and everyday services. Esher is approximately two miles to the west and provides a wider range of shopping, dining and leisure facilities.



Hinchley wood station
~ 0.6 miles

London Waterloo
~ 31 mins by train

Esher
~ 2 miles

A3 / M25 Road connections
~ 1-6 miles

Heathrow airport
~ 12.4 miles

Gatwick airport
~ 28 miles



Hinchley Wood Station



Esher



Hinchley Wood



Sandown Park Racecourse

PROPERTY DESCRIPTION

The property comprises a freehold residential development site with works underway for the construction of nine residential dwellings following the demolition of the existing property.

The proposed development comprises six houses, including two detached and four semi-detached homes, together with a two-storey residential block providing three one-bedroom affordable apartments.

The houses are designed to benefit from private gardens and allocated parking, with the development accessed via a shared private roadway from Claygate Lane. The scheme also incorporates landscaping, tree planting, communal amenity areas, electric vehicle charging provision and visitor parking.

The development provides an attractive opportunity to deliver a high-quality residential scheme within an established and sought-after Surrey location.















12 CLAYGATE LANE, KT10 0AQ & 112 MANOR ROAD NORTH

ACCOMODATION SCHEDULE

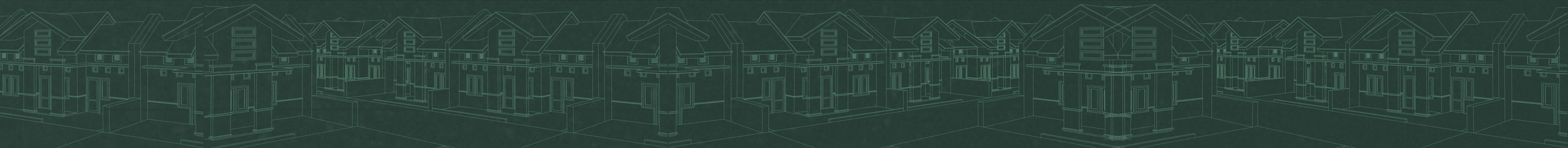
HOUSES

PLOT	TYPE	BEDS	GIA
1	Detached	4	2,285 sq ft
2	Detached	3	1,768 sq ft
6	Semi - detached	3	1,301 sq ft
7	Semi - detached	3	1,301 sq ft
8	Semi - detached	3	1,706 sq ft
9	Semi - detached	3	1,706 sq ft

AFFORDABLE APARTMENTS

PLOT	TYPE	BEDS	GIA
3	Ground floor flat	1	438 sq ft
4	Ground floor flat	1	444 sq ft
5	First floor flat	1	561 sq ft

TOTAL	**10,068 sq ft**	**1,445 sq ft**



PLANNING

Planning consent has been granted by Elmbridge Borough council for the redevelopment of 12 Claygate Lane to provide **9 residential dwellings comprising 6 houses and 3 one-bedroom affordable flats,** together with associated landscaping and access arrangements

APPLICATION REF.	DESCRIPTION	DECISION	DATE
2023/2860	Main residential development	Granted	22 Jul 2024
2024/3014	Road/driveway amendment	Granted	25 Nov 2024
2024/3276	Access & visibility amendments	Granted	11 Feb 2025
2025/2650	Revised non-material amendments	Accepted	10 Nov 2025

S106 / AFFORDABLE HOUSING

CIL community infrastructure levy : £173,630 paid fully

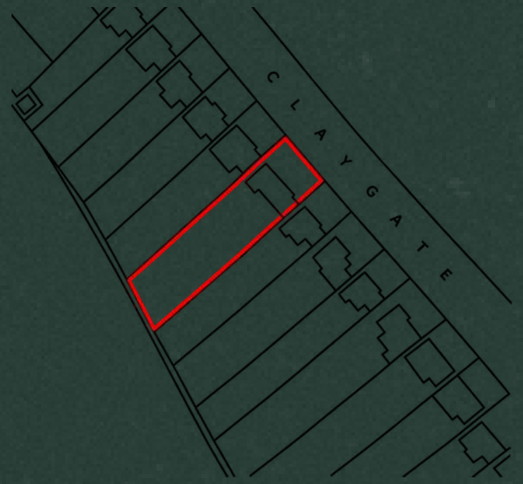
Bio diversity S106 contribution : £45,630 paid fully

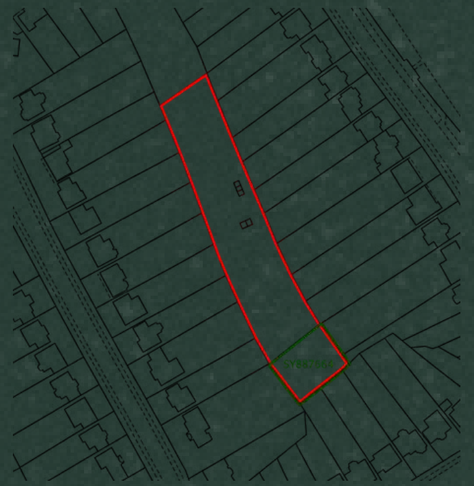
Planning conditions : discharged

Tenure

Freehold

Held under Title Numbers: KT10 0AQ & SY277237





Price

£3,500,000 (Three Million Five Hundred Thousand pounds) STC

Link to Data room

ALEXANDER LAWSON
CHARTERED SURVEYORS

The Receivers and their agents accept no liability for any of the information provided and recommend all interested parties to carry out their own due diligence.

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