



Part of **YORK TOWN CAR PARK**

Sullivan Road,
Camberley,
GU15 3AZ

Marketing Brochure

**Lambert
Smith
Hampton**



Part of car park with residential development potential.

- Part of an existing surface car park extending to approximately 0.69 acres (0.28 hectares).
- The site offers residential development potential (subject to planning), forming part of a larger allocated site within the Surrey Heath Borough Council Local Plan.
- Located 0.7 miles west of Camberley Station, which provides direct access to London Waterloo. The site is also 0.6 miles west of Camberley Town Centre, offering a range of commercial amenities.
- Positioned on a plot surrounded by a mix of residential and commercial uses.
- The freehold interest is available with vacant possession.
- Offers for the freehold interest are invited by informal tender by 12 noon on 30th July 2025.

Description

The site is level and broadly regular in shape, extending to approximately 0.69 acres (0.28 hectares). It currently comprises part of a public pay-and-display surface car park, providing approximately 75 spaces, including two designated disabled bays.

Access is available via two entrances: one from Frimley Road and the other from Sullivan Road. The surrounding area to the north and east features a mix of residential and commercial properties, while the south and west are predominantly residential.



Location

The site is located just south of the A30 (London Road), which is directly accessible for motorists travelling from Frimley, Blackwater, and Farnborough.

The site provides access to Camberley town centre, and Camberley Railway Station is approximately 0.7 miles away, which offers rail connections to London Waterloo and Ascot, taking one hour and 15 minutes, respectively. The York Town Car Park serves commuters, shoppers, and visitors.

Planning

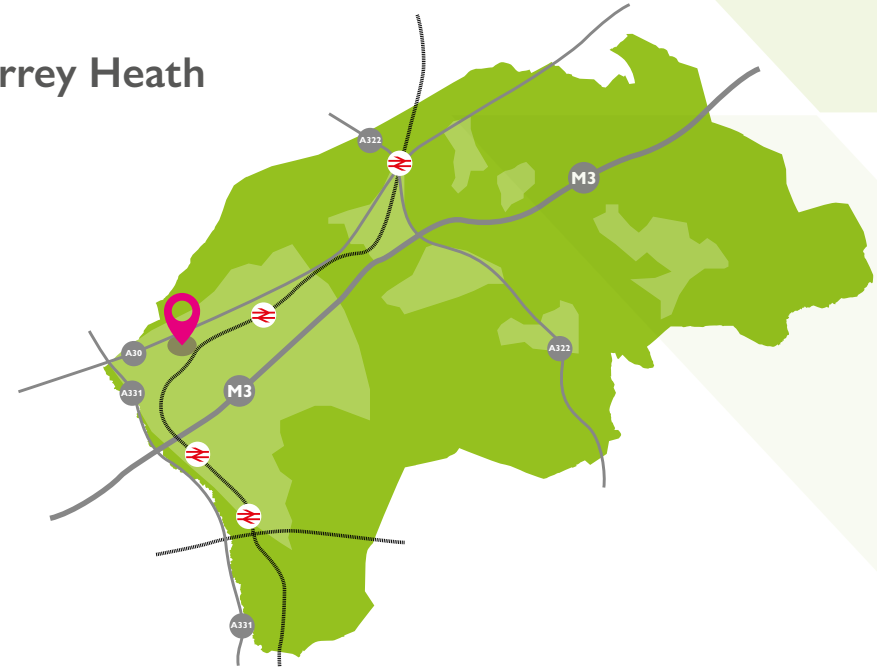
As part of Surrey Heath Borough Council's emerging Local Plan, the site has been identified for residential development under Policy HA1/04 – "York Town Car Park" in the Regulation 19 Draft Local Plan. The site forms part of a wider allocated site but does not comprise the entire allocation. The entire allocation promotes the site for residential development for 27 residential units under policy HA1/04.

The existing site is designated as Use Class Sui Generis. It lies outside of any conservation areas and does not contain any listed buildings.

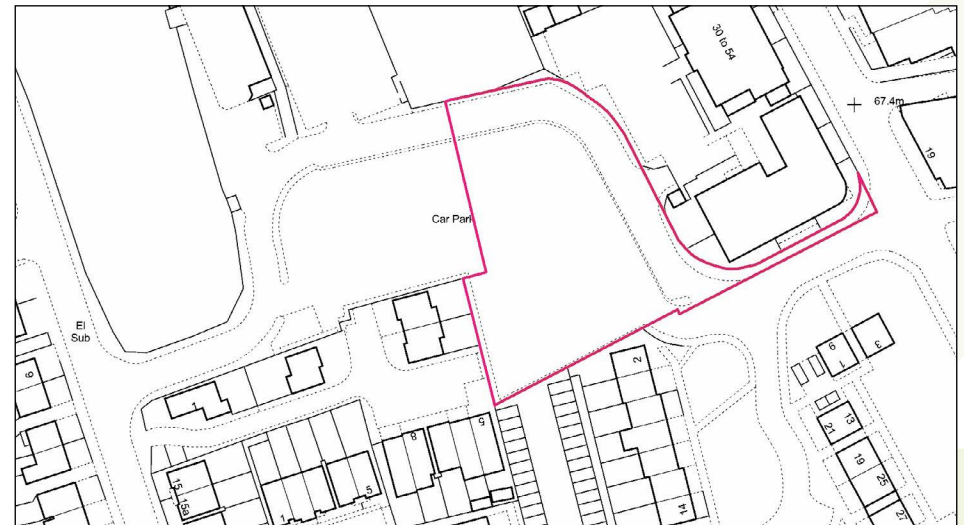
Terms

We are seeking offers for the freehold interest with vacant possession. Offers are invited on an unconditional or conditional basis (STP).

Surrey Heath



York Town Car Park



Further Details

- **Guide Price** - upon application.
- **Tenure** - Surrey Heath Borough Council owns the freehold interest of the property, which is registered under part of Title number SY388393. Copies of the Title documents are available in the Data Room.
- **VAT** - We understand that the property is elected for VAT.
- **Method of Sale** - The freehold interest in the property is being offered for sale by informal tender.
- **Clawback and Planning Overage** - Bidders are encouraged to submit proposals for clawback and planning overage.
- **Deposit** - A deposit of 10% of the purchase price is required and would be payable by the Purchaser to the Vendor on exchange of contracts.
- **Viewings** - Viewings can be arranged for interested parties through the sole selling agent, Lambert Smith Hampton. Please contact Ben Evans to book an appointment.
- **Legal Costs** - Each party is to be responsible for its own legal costs incurred in any transaction.
- **Data Room** - Interested parties requiring access to additional documents and information, such as the Title Plan and Register, along with additional supporting documents, should register to access the Data Room.

Sales Process and Basis of Offer

Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated. All bidders are required to complete a Bid Submission Template, which is available in the Data Room. The template requires bidders to state the financial offer, details of any conditions, solicitors' details and proof of funding for the transaction.

Bidders should submit their bid by email to **Ben Evans** (Bevans@lsh.co.uk) and **Ashley Sorayapour** (ASorayapour@lsh.co.uk) at Lambert Smith Hampton with subject reference: **“York Town Road Car Park – Bid”**.

It is recommended that bidders make contact with Lambert Smith Hampton by telephone to confirm safe receipt of the email bid. Hard copies of any submissions should be sent to Lambert Smith Hampton, 55 Wells Street, London W1T 3PT, marked for the attention of Ben Evans, Development Consultancy. All offers are subject to contract. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

Contact

Ben Evans MRICS

Development Consultancy
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**Lambert
Smith
Hampton**

