



The Clock House  
High Road, Byfleet, Surrey

**Knight  
Frank** 



On the instructions of The Fellowship Houses Trust

# The Clock House

## High Road, Byfleet, Surrey

Substantial mansion, currently arranged as accommodation for the elderly within Byfleet village. Suitable for conversion and partial redevelopment (subject to obtaining the necessary consents) for alternative uses.

Woking 4 miles, Weybridge 2 miles, Walton-on-Thames 5 miles, M25 (Junction 10) 2.5 miles, A3 2.5 miles, Heathrow Airport 10 miles (Distances approximate)

Land: In all about 2.5 acres (1 hectare)  
Buildings: In all about 21,743 sq ft (2,069 sq m)

For sale freehold

Viewing by appointment only  
Ref EVC/HS/ 221223

"The particulars are intended as a guide only and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text".



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### **Location**

The Clock House is situated in Byfleet village in the County of Surrey. The village is conveniently located for local amenities including the Brooklands retail park. Byfleet is nearby to a number of other centres including Woking, Weybridge and Cobham which provide more extensive services.

The area is extremely well served by road and rail links. There are train stations at Byfleet, New Haw, West Byfleet and Weybridge which are all nearby and offer a fast rail connections to Central London. The A3 and M25 motorway (Junction 10), M3 (Junction 2) are all within 5 miles thus providing access to London and the national motorway network. Heathrow and Gatwick Airports are 10 and 19 miles respectively.



### **Background to sale**

The property has been used as sheltered accommodation for the elderly by The Fellowship Houses Trust. A decision has been made by the organisation to reprovide accommodation at another scheme run by the organisation in the locality hence the property is now surplus to requirements.

### **For Sale Freehold**

The Clock House is currently in use as accommodation for the elderly and is arranged over a ground, first and small second floor. The original mansion provides the majority of the accommodation and there are two later wings to the north and south which provide further accommodation. The principal aspect is over its attractive grounds which are to the east and which include a small lake and a number of mature trees. The accommodation is arranged as a mix of studio/bedsit rooms and one bedroom "flatlets" together with communal reception and dining rooms.

### **Floor areas**

The approximate gross internal floor area of the property is: 21,743 sq ft (2,020 sq m). Floorplans overleaf show the layout of the accommodation.

### **Title and Tenure**

The site is held freehold and is outlined in pink on the plan overleaf and is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars and any other matters whatsoever affecting the site. Vacant possession is to be provided upon completion.

### **Services**

It is understood that mains water, electricity, gas and drainage are available to the site, although it will be the

responsibility of the purchaser to ensure that they are available and adequate for the future use of the property.

### **Local Authority**

Woking Borough Council, Civic Offices,  
Gloucester Square, Woking, Surrey GU21 6YL  
Telephone 01483 755 855

### **Council Tax**

We are advised by the Local Authority that the Council Tax for the property is within Band G - £2,081.78

### **Planning Status, Alternative Uses and Development.**

A report has been prepared by Baily Garner LLP, planning consultants to the Vendors, setting out the planning history and identifying the potential for alternative uses and development at the property.

A copy of this report may be downloaded from the dedicated website for the property at [www.knightfrankglobal.com/clockhouse](http://www.knightfrankglobal.com/clockhouse) or obtained on request from Knight Frank LLP.





The property is to be sold subject to any development plan, town and country planning scheme, or agreement, resolution or notice, which may or may not come into force and also subject to any statutory provisions or by-laws without any obligation on part of the vendor to supply them.

## Method of Sale

### 1 Financial Offers Required

- 1.1 A bid made subject to contract only (and survey if required).
- 1.2 Prospective purchasers may submit a bid in addition to the offer made under 1.1 above on an alternative basis e.g. subject to planning. Prospective purchasers are also encouraged to consider a hybrid bid of some unconditional monies and further monies based upon planning and/or sales overage.
- 1.3 VAT – The vendor is not registered for VAT, the purchaser will be responsible for paying any VAT which is payable.
- 1.4 Vacant Possession - The property is to be sold with the benefit of full vacant possession.

### 2.0 Tender Procedure:

- 2.1 Timetable for Submission of Bids: The date that has been set for the receipt of “best bids” for the site, on the bases set out above is detailed in the covering letter accompanying this brochure.

- 2.2 Venue: Bids should be delivered by post, fax or by personal delivery to the offices of the vendor's sole selling agent, Knight Frank LLP; FAO: Emma Cleugh, Knight Frank LLP, Granville House, 132, Sloane Street, London SW1X 9AX
- 2.3 Identification: All bids should be sealed and marked “The Clock House” in the top left hand corner of the envelope.
- 2.4 Opening Procedure: All bids received in accordance with the conditions above will be opened by the vendor, their legal advisors and Knight Frank LLP.
- 2.5 Purchaser Notice: The Vendor, in its absolute discretion, does not undertake to accept the highest or any offer received.
- 2.6 Offers must state a specific sum of money to be paid and shall not be for a sum calculable by reference to another bid for the property.

### 3.0 Additional Information Required: Within the offer letter, bidders will be required to provide the following additional information:

- 3.1 Legal advisors: Details of the solicitors who will be acting in the purchase, if the bid is acceptable.
- 3.2 Finance: Details of funding arrangements (clarification and confirmation may be sought in certain circumstances) if appropriate.
- 3.3 Authority: Confirmation of the bidder's authority to bid, and (where appropriate) confirmation that any offer made has full board approval. (Copies of the relevant minute may be requested).

### 4.0 Scheme Details

Purchasers are requested to provide full details of their proposals (any alternative schemes), where bids are conditional upon planning or where overage is to be payable on an enhanced density.

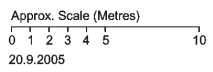
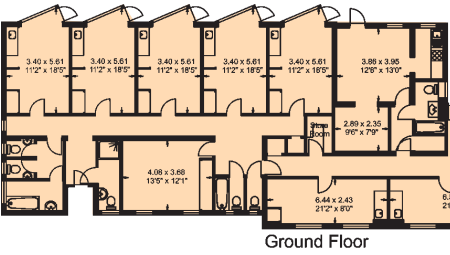
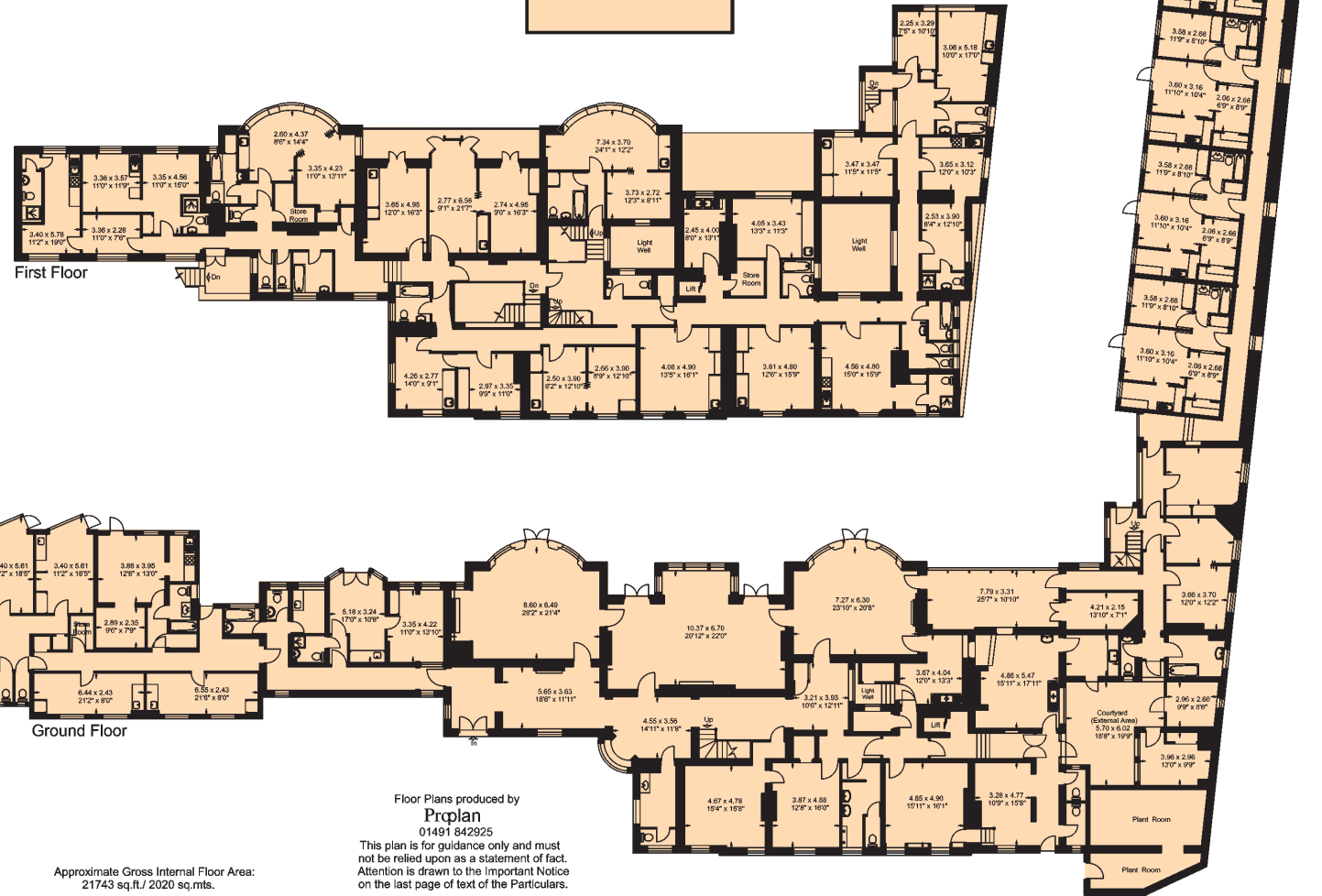
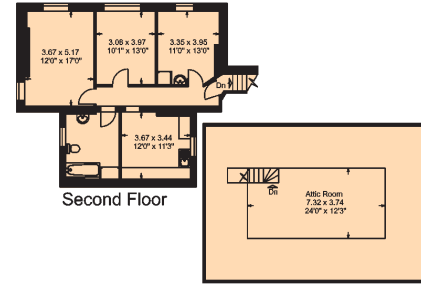
### 5.0 Further remarks

- 5.1 The contract for sale may include a clawback clause in the event that the whole or part of the property be conveyed prior to obtaining an enhanced planning consent, undertaking refurbishment or redevelopment, at a price in excess of the initial consideration within an agreed timescale.
- 5.2 Where bids are made on a subject to planning basis, the sale contract will incorporate an obligation on the part of the purchaser to prepare a planning application to be submitted in the joint names of the vendor and purchaser within an agreed timescale and thereafter use all reasonable endeavours to obtain approval of such a scheme. A long stop date will need to be agreed and the purchaser would be required to allow the vendor to monitor and approve the preparation, submission and negotiation of the application.
- 5.3 The vendor will require appropriate security over the site and/or an acceptable bank guarantee/bond to secure any overage/deferred payments.
- 5.4 All offers must be made on behalf of a named purchaser. We advise they should be for an uneven figure, in order to avoid identical bids and should be in pounds Sterling.
- 5.5 No escalating bids will be considered and no bid should be made which is calculable by reference to another.
- 5.6 Bidders will be notified of our client's instructions.
- 5.7 The vendor does not undertake to accept the highest or any offer.



NOTE: This plan is for convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.



This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. Licence No. ES100017767.



Approximate Gross Internal Floor Area:  
21743 sq.ft./ 2020 sq.mts.

Floor Plans produced by  
**Proplan**  
01491 842925  
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notices on the last page of text of the Particulars.




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*This map was created with Promap*





### Inspection & Further Information

The property may only be inspected by prior appointment through Knight Frank LLP. Should you require any further information/to view the property please contact: Evelyne Wade at Knight Frank LLP. Telephone 020 7598 4008, fax 0207 598 4001 or email [evelyne.wade@knightfrank.com](mailto:evelyne.wade@knightfrank.com) or Hugo Stuttford Telephone 01483 564 660, fax 01483 532 762, email [hugo.stuttford@knightfrank.com](mailto:hugo.stuttford@knightfrank.com)

There is a dedicated website for the property at: [www.knightfrankglobal.com/clockhouse](http://www.knightfrankglobal.com/clockhouse) where further information including the planning report, floorplans and title information may be downloaded.

### Postcode

The postcode of the property is KT14 7BT

### VAT

Any prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it, or any right attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser.

**Important notice** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: September 2005 Photographs dated: September 2005

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