

SUITABLE FOR OWNER-
OCCUPATION/DEVELOPMENT*



FREEHOLD FOR SALE
PART VACANT - PART LET

**UPON THE INSTRUCTIONS OF
THE GUILDFORD DIOCESE**



**DETACHED FORMER
VICTORIAN SCHOOL BUILDING (CURRENTLY VACANT)
& DETACHED NURSERY BUILDING (CURRENTLY LET)**
On a Site of 1x Acre (0.40 Hectares) Approx.



* SUBJECT TO THE REQUISITE
CONSENTS & APPROVALS

**THE OLD SCHOOL BUILDING *and* DETACHED NURSERY BUILDING
194 GUILDFORD ROAD • BISLEY • WOKING • SURREY • GU24 9EP**

LOCATION:

The property is situated in Bisley, a Village and Civic Parish located in the Borough of Surrey Heath with a resident population of 3,965 (2011 Census). The Village ostensibly straddles the A322 and thus is well located for access to the M3 (J3) and hence the National Motorway network. Neighbourhood shops are available in Bisley and nearby Knaphill whilst a large Sainsbury's Superstore is situated in nearby Knaphill (1 ½ miles). More extensive shopping facilities are available in Guildford (8 miles). Rail communications are good with regular and fast connections to London (Waterloo) and an assortment of other destinations from Woking Station (4 ½ miles) whilst Brookwood station is close by (2 miles) which also provides a regular service to London (Waterloo). There are a host of Leisure facilities in the area with an assortment of Golf Clubs in addition to various Sports and Leisure facilities including Woking Leisure Centre and the Woking Sportsbox. There are a range of Schools in the area including Bisley Montessori Nursery School and Bisley Church of England Primary School whilst Gordons School is located in nearby West End.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131

w: www.gascoignes.com e : enquiries@gascoignes.com

THE OLD SCHOOL BUILDING *and* DETACHED NURSERY BUILDING

194 GUILDFORD ROAD • BISLEY • WOKING • SURREY • GU24 9EP

DESCRIPTION:

The subject property comprises a detached purpose built but now former Victorian School property built we are advised in the mid-late 19th Century. Adjacent to the former School building is a prefabricated building presently used as a Childrens' Nursery which extends in total to some 1,150 sq ft approx. arranged on the ground floor only.

The entire site extends to some 0.97 acres (0.39 hectares) approx, for the avoidance of doubt, the site area includes the area occupied by Bisley Base which embraces the playing area beyond.

The Old School Building:

The property extends to some 1,665 sq ft approx. being of solid brick construction beneath a pitched and tiled covered roof. Windows are single glazed sash units for the most part whilst floors are suspended throughout. Internally the accommodation is arranged to provide 2 x large 'classrooms' in addition to a kitchen area, a smaller classroom and small entrance lobby (right hand side when facing). A separate entrance at the front of the property provides access to a further small office which in turn provides access to an internal staircase to a small first floor office/store. The property also benefits from male and female WC blocks.

Detached Nursery:

The above property comprises a prefabricated single storey building beneath a pitched roof with a corrugated metal covering supported by timber trusses together with ancillary stores and outbuildings to the rear. The building extends to some 1,150 sq ft approx. of gross internal floorspace and provides broadly open plan space with some smaller areas to the rear. To the outside there is a large fenced garden area mainly laid to lawn interspersed with play areas and a large car park area laid to tarmac located to the front and is shared by both buildings.

ACCOMMODATION: *(all areas are approx.)*

The Old School Building:

Main Entrance Hall/Office (right side when facing)

Office

Classroom No 1

Classroom No 2

Classroom No 3

Kitchen

WC facilities

Ground Floor (Parish Office) with access directly from the outside and stairs to:

First Floor (Parish Office)

Total: 1,650 sq ft (153 sq m)

Detached Nursery:

Main Building

Lean to extension

Shed (1)

Shed (2)

Total: 1,150 sq ft (107 sq m)

Outside: Designated play areas and garden are laid to lawn.

Total Site Area: 0.97 acres (0.39 hectares) approx.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131

w: www.gascoignes.com e : enquiries@gascoignes.com

**THE OLD SCHOOL BUILDING *and* DETACHED NURSERY BUILDING
194 GUILDFORD ROAD • BISLEY • WOKING • SURREY • GU24 9EP**



TOWN PLANNING: The property is situated in The Green Belt and further, is subject to Special Protection Area constraints. To that end any interested party should satisfy themselves as to whether their proposed use of the property will be permitted.

TERMS: The property is available **For Sale With Full Vacant Possession** of The Old School Building but subject to the existing lease relating to the Nursery (see terms below).

LEASE: The lease is dated 2017 and drawn in favour of Bisley Base Ltd for a period of 10 (ten) years and is drawn outside the Security of Tenure provisions of The Landlord & Tenant Act 1954 (Sections 24-28) at a current rental of £3,000.00 per annum. The lease is currently subject to a Rent Review (August 2022), which remains outstanding.

The permitted use of the building is School educational activities for children up to the age of nineteen years including use as an after-school club. The tenants are obliged to keep the property in good and substantial repair save that the obligation is mitigated by reference to a Schedule of Condition. Assignment and/or Sub-letting is not permitted whilst the lease incorporates a rolling Break Clause in favour of the Tenant on providing not less than 6 (six) months written notice.

PRICE: **£750,000.00 Freehold.**

VAT: VAT will not apply.

BUSINESS RATES: The subject properties are situated within Surrey Heath Borough Council and are assessed as follows:

The Bisley Centre: Rateable Value: £5,900.00

LEGAL COSTS: Each party to bear their own Professional and Legal Costs.

VIEWING: Strictly by prior appointment through the **Sole Agents:**



UPON THE INSTRUCTIONS OF:



Andrew Russell Rod Walmsley
andy@gascoignes.com *rod@gascoignes.com*

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131

w: www.gascoignes.com e : enquiries@gascoignes.com

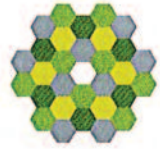
NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial whose sole agents they are give notice that: (i) the particulars are produced in good faith, and are set out as a property; (v) no person in the employment of Gascoignes has the authority to make or give any representation general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) Ltd which is registered in England No. 4356372.

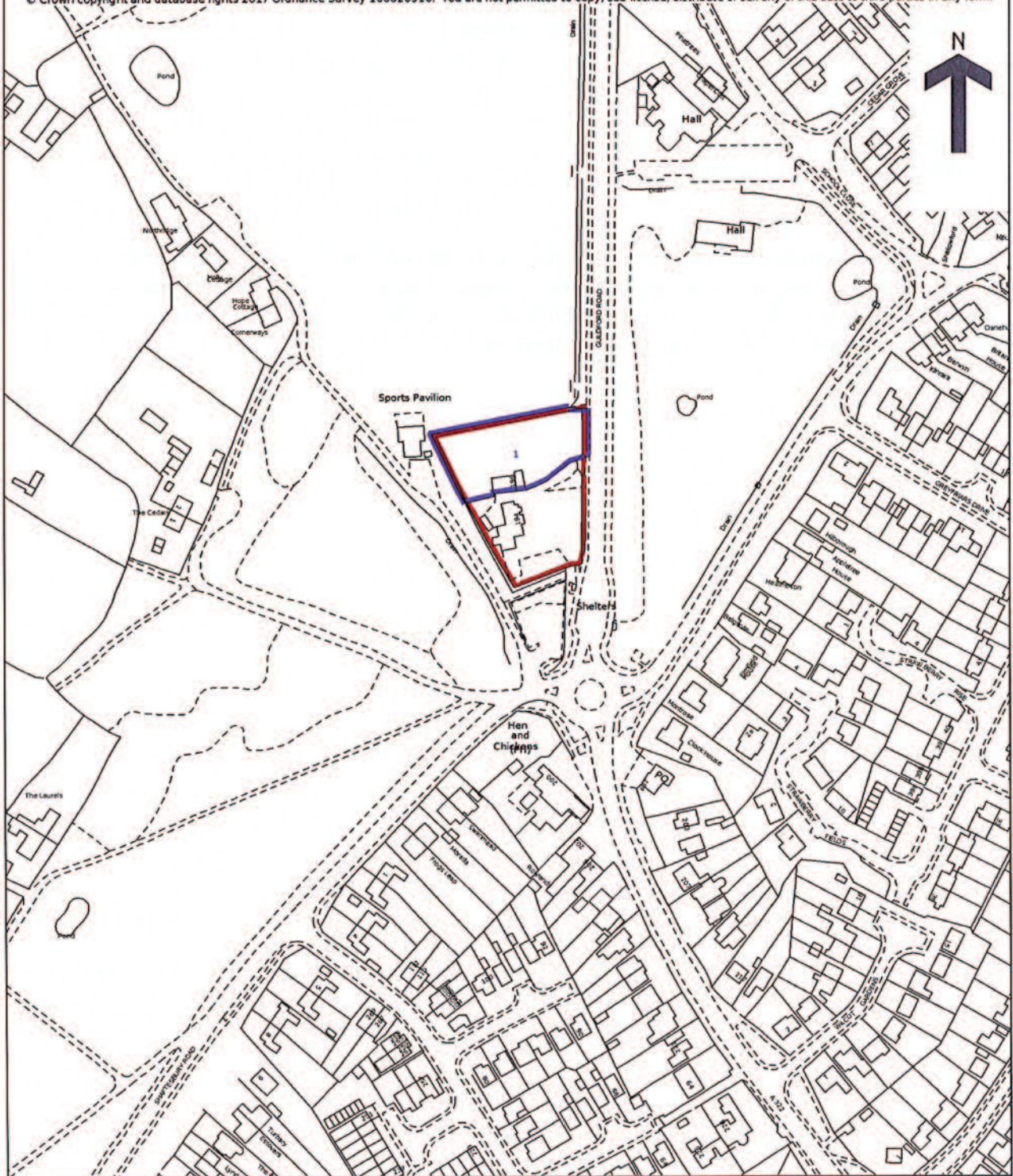
**THE OLD SCHOOL BUILDING *and* DETACHED NURSERY BUILDING
194 GUILDFORD ROAD • BISLEY • WOKING • SURREY • GU24 9EP**

HM Land Registry
Official copy of
title plan

Title number **SY825386**
Ordnance Survey map reference **SU9459NE**
Scale **1:2500**
Administrative area **Surrey : Surrey Heath**



© Crown copyright and database rights 2017 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU
T: 01483 538131**

w: www.gascoignes.com e: enquiries@gascoignes.com