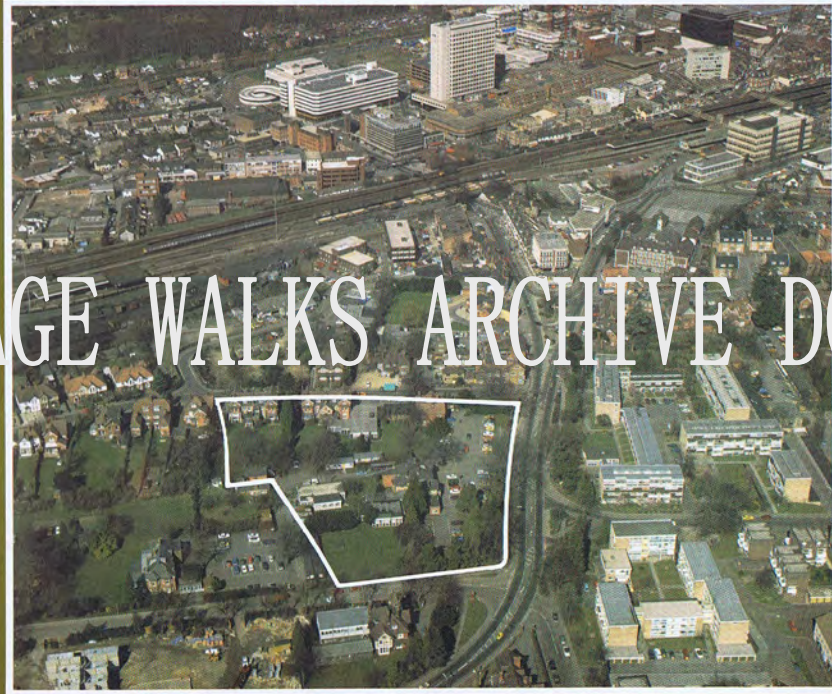


BY DIRECTION OF WOKING BOROUGH COUNCIL

# Prime Freehold Office Development Site

GUILDFORD ROAD, WOKING



HERITAGE WALKS ARCHIVE DOCUMENT

Planning Permission 90,000 sq. ft. Offices  
FOR SALE BY TENDER

(Closing date noon 7th June 1982)

PROPERTY CONSULTANTS  
**DONALDSONS**  
CHARTERED SURVEYORS



70 Jermyn Street London SW1Y 6PE Tel: 01-930 1090

## INTRODUCTION

Woking Borough Council are currently constructing new Civic Offices and Council Chamber and it is anticipated that the new premises will be completed and occupied by March 1983. The existing Council Offices in Guildford Road will then be surplus to requirements.

The Council has therefore resolved to sell the freehold interest in a large area of the existing civic offices site for development for commercial offices. The sale is to be by open public tender.

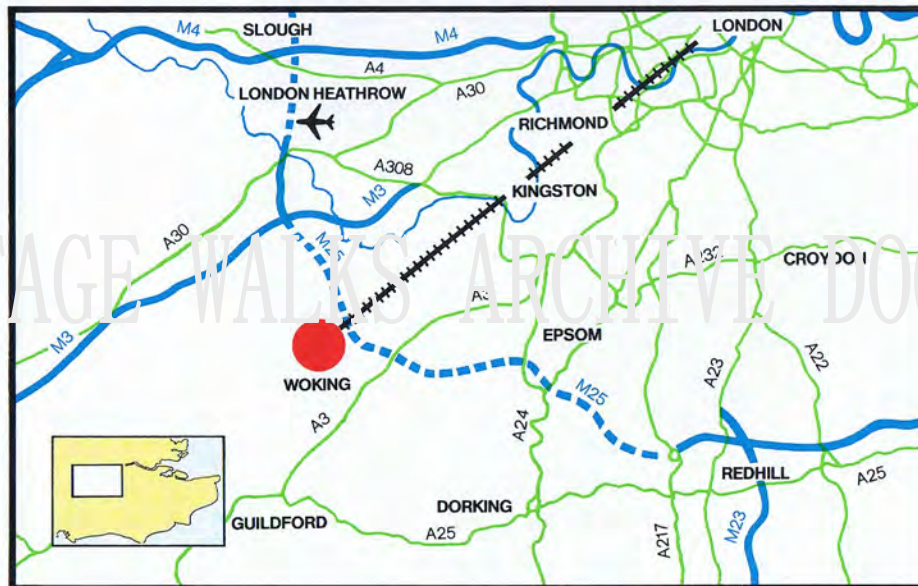
Tenders are to be delivered to the office of the Chief Executive at The Council Offices, Guildford Road, Woking by noon on 7th June 1982 marked "Guildford Road Offices Tender."

## GENERAL

The property has a prominent position on the Guildford Road immediately to the south of the Town Centre. Woking main line BR station is close by with a fast journey time to Waterloo (25 mins) and Heathrow Airport is readily accessible. The M25 motorway will greatly improve the road links to the town which has already become an attractive and established office location.

The site is currently occupied by a number of Edwardian houses which have been converted to Council use together with other extensions and additions. The remainder of the site is open with many mature trees and extensive planting.

The sale offers a rare opportunity for a high quality prestige development in this increasingly popular Surrey town. It will be of interest to developers, institutions and contractors as well as to owner occupiers.



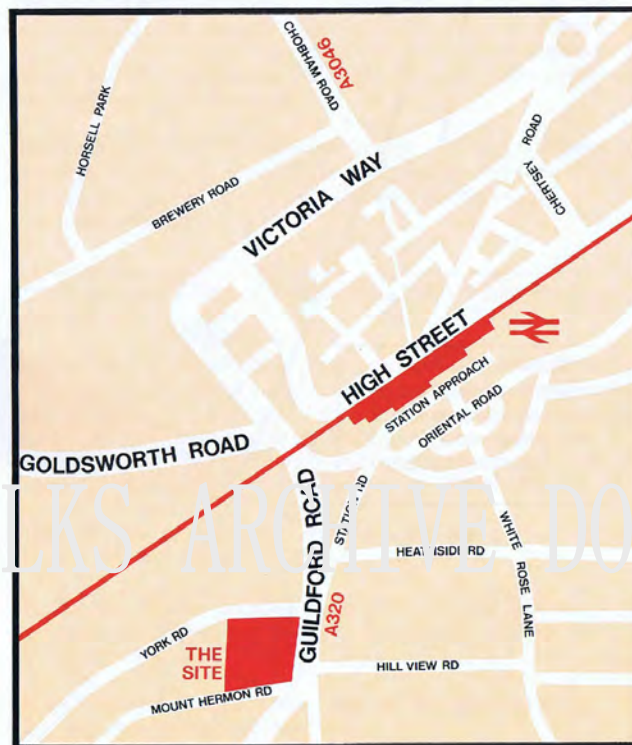
## TOWN PLANNING

The site is offered with the benefit of outline planning permission for a development of 90,000 sq ft of offices without "Local User" restriction together with 180 car parking spaces. The relevant document Ref No. 82/72 is available on request.

The submission of applications for the approval of details pursuant to the outline planning permission will be entirely the responsibility of the purchaser. A Planning Brief has however been prepared by the Director of Planning and Technical Services and approved by the Council. A copy is available on request.

This planning Brief is intended to give helpful background information and to guide prospective purchasers as to the criteria considered appropriate for development of the site and against which applications for detailed planning permission will be evaluated.

Whilst the tenders for the site are to be financial rather than design submissions as such, prospective purchasers are required to submit with their bids drawings and elevations and notes of proposed materials etc so that when adjudicating on financial offers the Council can be aware of the response to the Planning Brief upon which the financial offers are based.

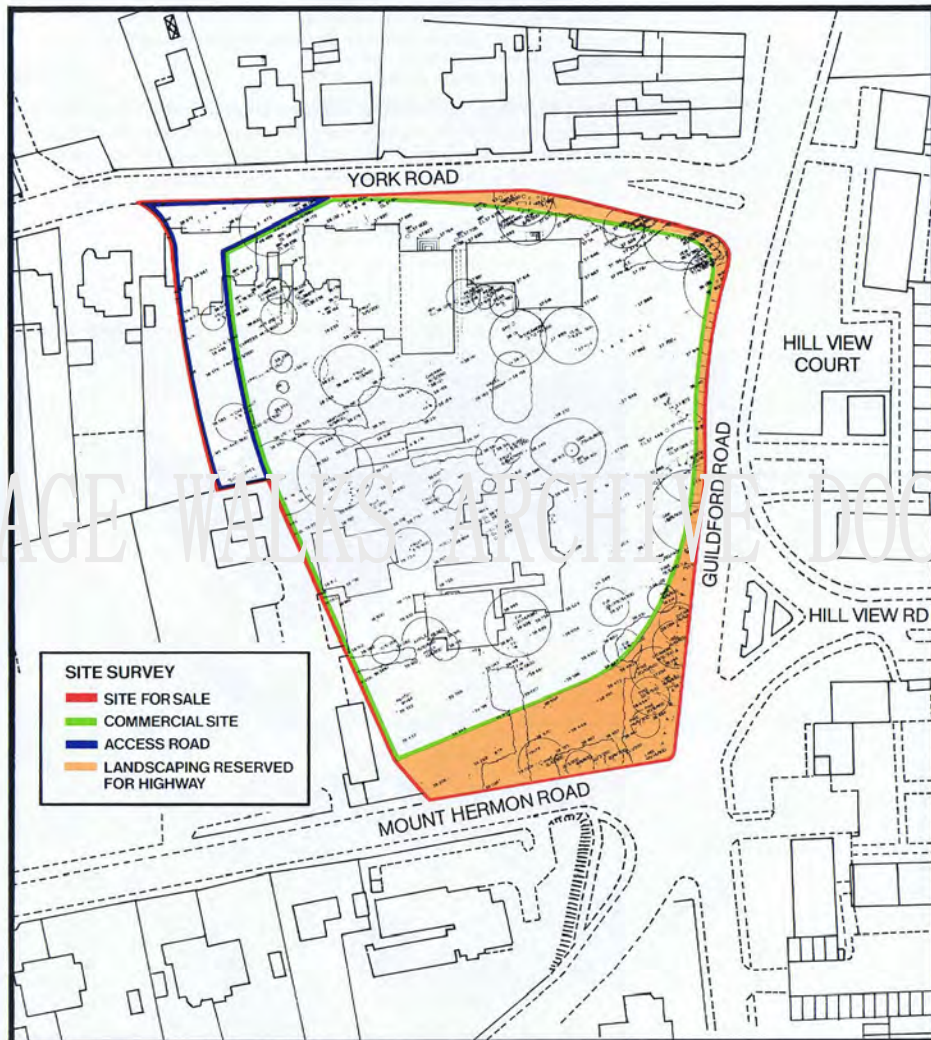


## THE SITE

The Site to be conveyed is shown by red outline on the Site Plan and has a total area of approximately 2.9 acres (1.17 hectares) and a frontage to Guildford Road of some 360 ft (110 m).

The development of offices and car parking is to be contained within that part of the Site shown by green outline.

The purchaser will be required to construct a road on the land edged blue. This road is initially to provide access to the development and later to form part of a new road linking York Road with Mount Hermon Road. It is to be built and maintained to public highway standards but will remain a private road until adopted by



the Highway Authority either in whole or in part. The decision to adopt will be at the sole discretion of the vendors or their successors and at that time the land on which the road is built is to be dedicated to highway purposes at no cost to the vendors or their successors.

Specifications for this road can be obtained from the Director of Planning and Technical Services, Woking Borough Council.

The land between the red and green outlines and coloured brown is to be reserved for future highway purposes. The purchasers will be required to plant and maintain this land as landscaped amenity land and to relinquish possession of whole or part and dedicate such areas to highway purposes as and when required by and at no cost to the vendors or their successors.

A Site Survey drawing to 1/500 Scale is available on request and illustrates more precisely the existing site layout and proposed future boundaries.

## SERVICES

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Gas, electricity and water supply, sewerage facilities and telephone service are understood to be available to the site but tenders must make and rely on their own enquiries from the various Statutory Undertakers.

It should be noted that a low voltage electricity distribution main crosses part of the site and is marked on the Site Survey. This is the subject of an easement in favour of the South Eastern Electricity Board and must be retained unless the purchaser makes alternative arrangements with the SEEB.

Any costs involved in the provision of new or diversion of existing services required for or necessitated by the development will be entirely the responsibility of the purchaser whether within or outside the area to be sold.

## TITLE AND POSSESSION

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The freehold interest in all the lands vested in Woking Borough Council.

Certain restrictive covenants imposed in 1895 and 1899 affect the manner in which part of the site can be used. Applications have been made to the Lands Tribunal for discharge of these covenants on the grounds that they are obsolete and unenforceable. It is anticipated that these matters will be resolved during the time scales of the tendering process.

Tenders are to be submitted on the basis that these covenants will have been discharged.

The Council intends to vacate the premises in early 1983 and vacant possession is therefore expected to be available not later than 31st March 1983.

The Council will be responsible for demolition of the existing buildings down to ground level.

## **TENDER PROCEDURE**

Tenderers are to submit their financial offers (subject to contract) in a sealed envelope using the enclosed address label to the Office of the Chief Executive, Woking Borough Council, Mount Hermon Road, not later than Noon on Monday 7th June 1982.

In addition to the financial offers, tenderers are to submit the following supporting information:

- a. i Details of financial standing and evidence of ability to pay for the site and to carry out the development.
- ii Details of projects of similar size or other relevant experience.
- iii Details of professional team appointed for the project.
- b. Drawings to illustrate:
  - i Proposed layout of the development on the site.
  - ii Typical floor plans.
  - iii Elevational treatment
  - iv A note of proposed finishing materials.

The tenders will be considered by the Council's Finance Committee and a recommendation will be made from that Committee to the full Council meeting on Tuesday 20th July after which the successful tenderer will be notified. The selected developer will then be expected to exchange contracts within 8 weeks and to complete the sale by 31st March 1983. The Council does not undertake to accept the highest or any other tender and will not be liable for costs for any abortive work.

A deposit of 10 percent of the purchase price will be payable on exchange of contracts. The balance of the purchase price will be payable on completion of the sale.

The selected Developer will be required to pay the Council's legal costs of conveyance of the land.

## **FURTHER ENQUIRIES**

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Any enquiries should be addressed in the first instance to the Council's retained surveyors for the attention of Mr D N T Wales or Mr K R Martin.

Donaldsons for themselves and for the vendors of this property whose agents they are give notice that:-

- 1 The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute any part of, an offer or a contract.
- 2 All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other particulars are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3 No person in the employment of Donaldsons has any authority to make or give any representation of warranty whatever in relation to this property.

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Retained Surveyors

**DONALDSONS**  
78 Jermyn Street  
London SW1Y 6PE 01-930 1090



# FORM OF TENDER

## SUBJECT TO CONTRACT

To: **Woking Borough Council**    **The Vendor**

1 I/We \_\_\_\_\_  
of \_\_\_\_\_  
whose registered office is situated at: \_\_\_\_\_

hereby offer to buy from the above named vendor the property described in the foregoing particulars for the sum of:  
£ \_\_\_\_\_  
(\_\_\_\_\_ pounds)

and I/We agree that in the event of this offer being accepted I/We will pay the deposit and the balance of the purchase moneys and will carry out and complete the purchase in accordance with the foregoing particulars.

2 I/We annexe to this form of tender outline plans of the development which I/We propose for the site together with the names and addresses of the architects and quantity surveyors employed for the project. We also submit evidence of our financial standing and proposed source of finance for the development.

Signed \_\_\_\_\_  
Dated \_\_\_\_\_

If signed by an agent:

We enclose the authority of our Principal (Name):

\_\_\_\_\_

to sign and submit this tender.

In the case of a company:

On behalf of \_\_\_\_\_ Limited

Signed \_\_\_\_\_ DIRECTOR

\_\_\_\_\_ SECRETARY

Date \_\_\_\_\_

HERITAGE WALKS ARCHIVE DOCUMENT

# Woking Borough Council

Council Offices  
Woking  
Surrey  
GU22 7QR

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London SW1Y 6PE 01-930 1090

