



# THE SURREY STADIUM



Rare opportunity to acquire an existing sports stadium with planning permission granted for additional office space, conference room and medical centre  
Further development opportunities subject to planning on 5.18 acre site  
Close to the M25 and rail links to central London, as well as easy access to Gatwick and Heathrow airports



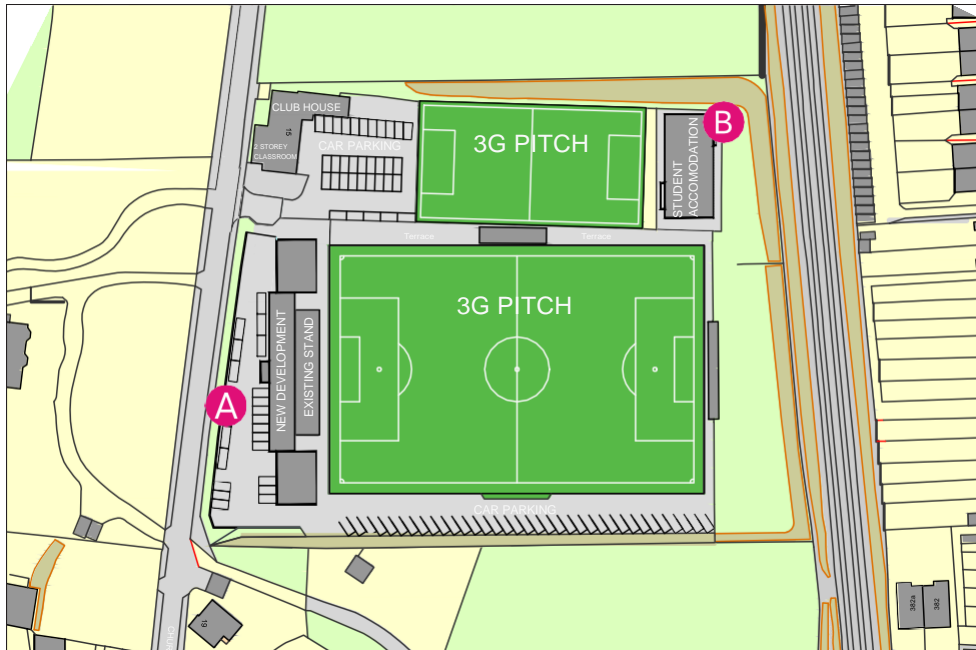
## FREEHOLD FOR SALE

for sporting organisations, developers and investors

## PROPERTY

- Home to Whyteleafe FC, a semi professional football club, and community football groups for all ages
- 5.18 acres with two 3G football pitches, associated buildings and car parking
- Planning permission granted for a new stand, incorporating new office space, conference room and medical centre
- Potential for student accommodation and other development, subject to planning
- Close to the M25, M23, A22, A23 and Gatwick and Heathrow airports with easy access to central London. Gatwick airport is less than a 20 min drive away and Heathrow airport is less than 45
- Within a 10 minute walk of 3 different main line train stations, all offering services to central London in under an hour

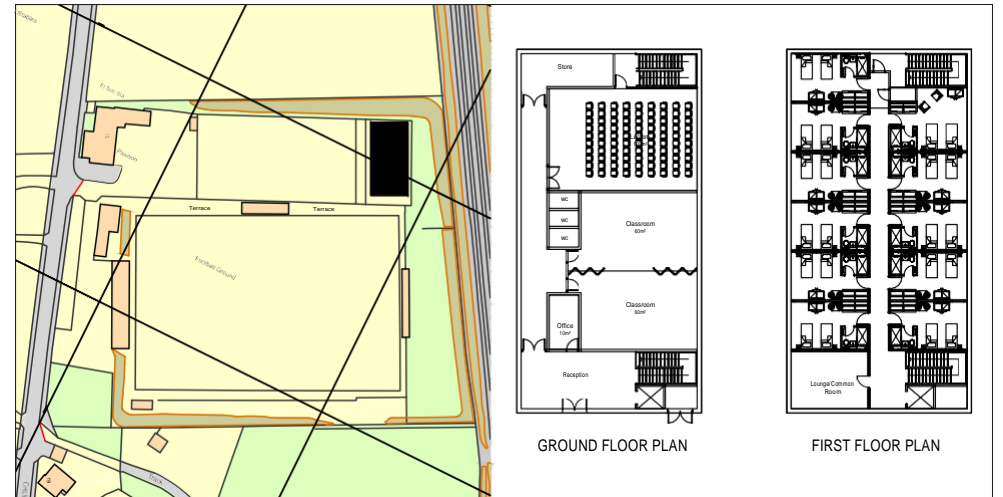
## PROPOSED DEVELOPMENT



## A CGI OF PROPOSED DEVELOPMENT (PLANNING GRANTED)

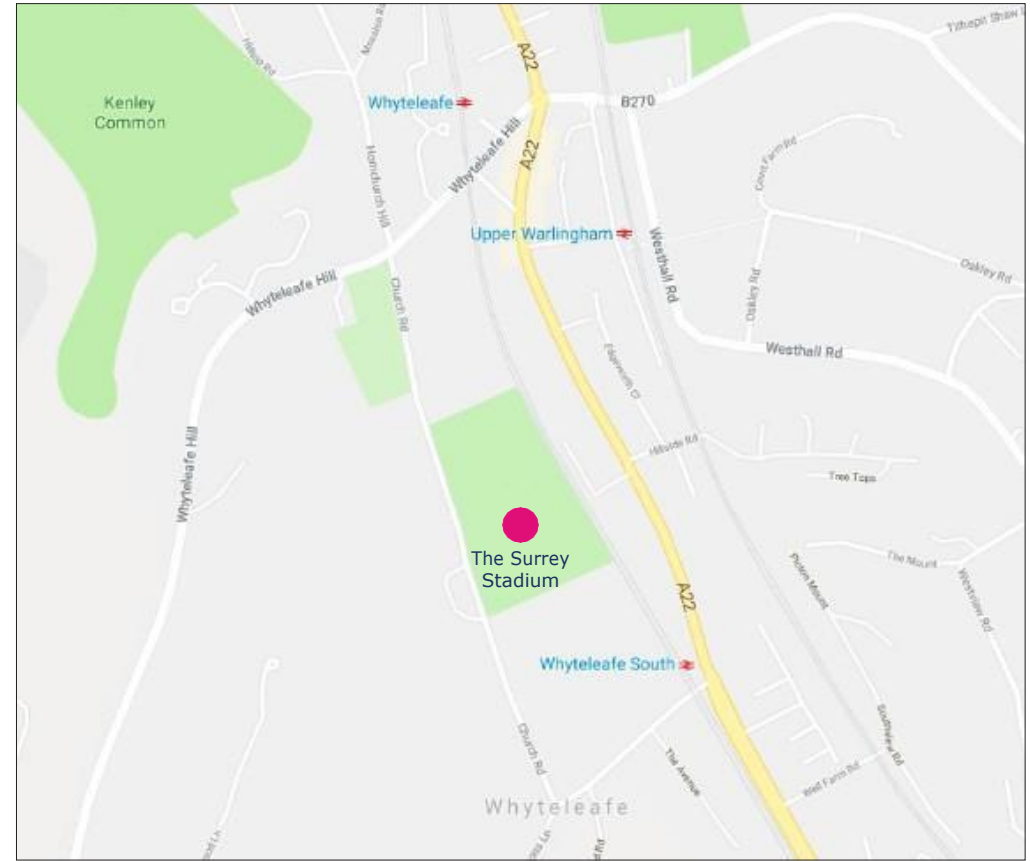
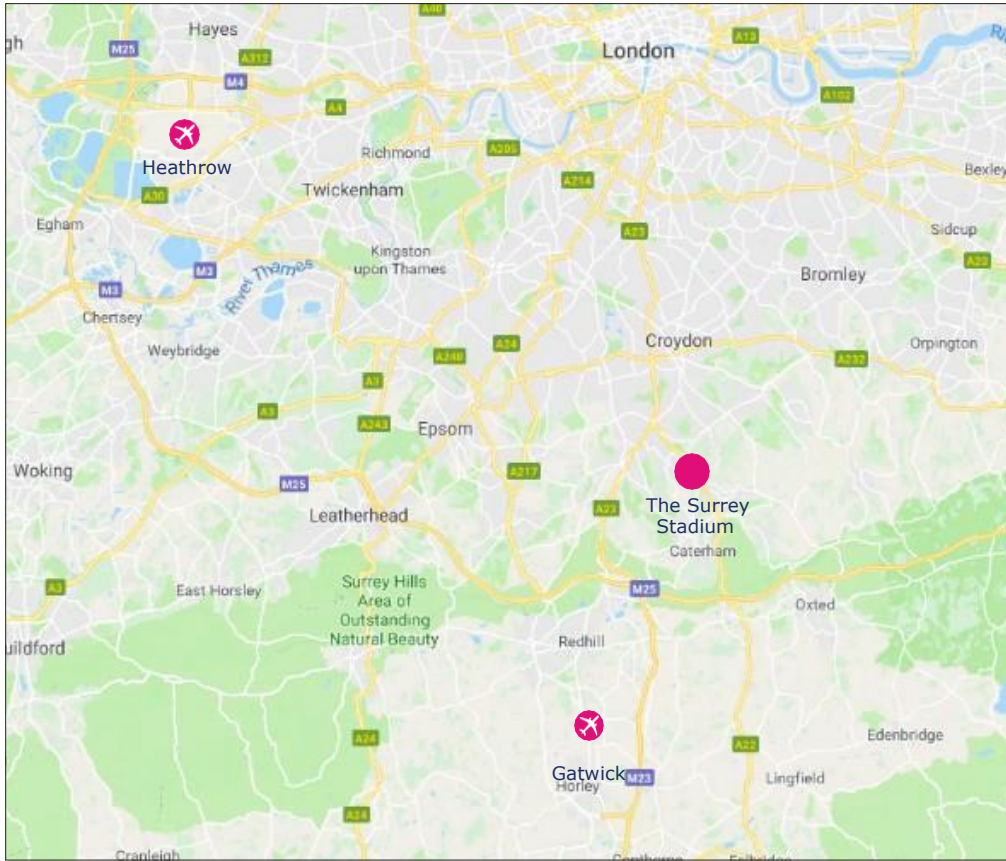


## B PLAN OF PROPOSED SITE



## OFFERS WITH OUTLINE PROPOSALS ARE INVITED

Our clients are prepared to have wide ranging discussions regarding the existing tenants. VAT is payable. Subject to final contract, the vendor may require an average agreement. Each party to bear their own legal costs in this transaction.



## FURTHER INFORMATION

All interested parties should refer to the information pack for further information, please [click here](#)

## VIEWING

Strictly by appointment with sole agents Price Taylor.

**Paolo Mellors Puccinelli MRICS**

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## ENERGY PERFORMANCE ASSET RATING



On behalf of the Joint Administrators of Astrosoccer 4 U Limited (in administration). The affairs, business and property of the Company are being managed by the Joint Administrators, Christopher Herron and Nicola Jayne Fisher.



Price Taylor LLP, 309 Upper Street, Islington, London N1 2TU  
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 Registered Office: Kemp House, 52-60 City Road, London EC1V 2NX  
[www.pricetaylor.com](http://www.pricetaylor.com)



## PROPERTY

The freehold site (approximately edged in red) extends to circa 5.18 acres and comprises two 3G football pitches (11 x 11 and 7 x 7) with associated buildings and car parking areas. Various portacabins / containers and scaffolding on site does not form part of the sale and may be removed on completion.

Football Club is not affected by the sale.

The accommodation comprises (all measurements are approximate):

- |  |   |
|--|---|
| ① 11x11 3G pitch (circa 105m x 70m)  | ● Car parks (on-site parking for more than 50 cars)   |
| ② 7x7 3G pitch (circa 64m x 34m)   | ⑧ Portacabin, used by Formark Scaffolding (Holdings) Ltd, circa 3.30m x 11.20m (not part of sale) |
| ③ Plot of land to the rear of 7x7 3G pitch, circa 610 sq m   | ⑨ Telephone mast with access route  |
| ④ Club shop and ticket turnstiles, circa 10.58sqm  | ⑩ Site of former substation   |
| ⑤ Snack area/WC's/changing areas circa 80.34 sq m  |   |
| ⑥ The Clubhouse, circa 273.88 sqm  |   |
| ⑦ 4 containers of various sizes and styles, used as offices by the Football Club, but owned by Formark Scaffolding (Holdings) Limited (not part of sale) |   |

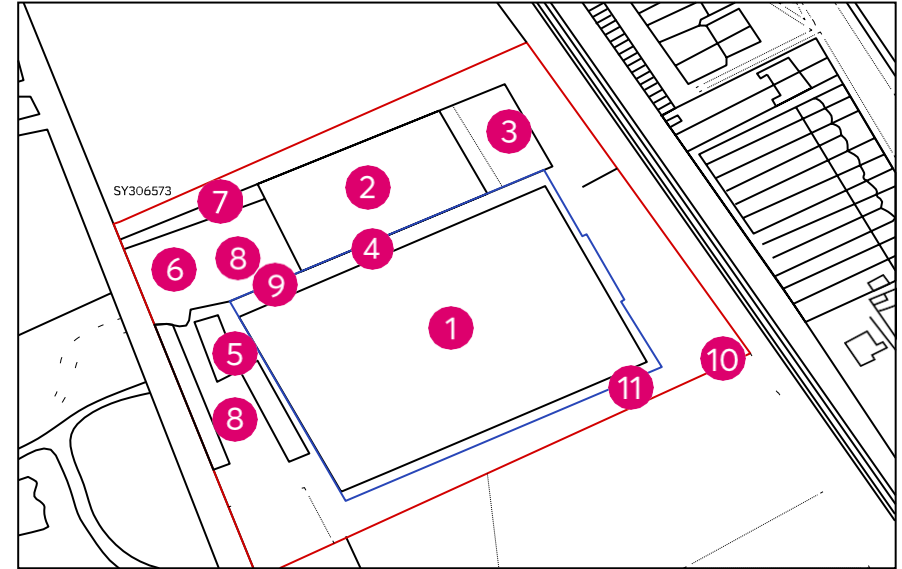
## 3G PITCH

There is an unresolved issue regarding the condition of the 11x11 3G pitch, following its installation.

## TENURE

Freehold (title number SY215135), subject to 4 leases:

Accommodation	Lease date	Tenant	Lease term	Break option	Rent	Other
Telephone mast and site of former substation (reference 10 and 11 above)	24.8.2007		99 years from 24.8.2007 (title number SY767050)		Assumed peppercorn	Awaiting lease
Football Club (The Clubhouse and 11 x 11 3G pitch) (reference 1 and 6 above)	27.5.2014	The Trustees of Whyteleafe Football Club	25 years from 1.8.2013 (title number SY821699)	Either party can terminate the lease at least 3 months before the Break date (on the 1.8.2019 and every anniversary of that date)	Passing rent £12,000pax (the minimum rent) and then revised on yearly basis to the higher of the minimum rent or 10% of the Gross Turnover Rent	
Portacabin (not part of sale) (reference 9 above)	30.8.2017	Formark Scaffolding (Holdings) Limited	7 years from 1.8.2017	The lease terminable at a date required by the tenant and specified in the break notice subject to three months' notice	£16,800pax	
The Clubhouse Day nursery (reference 6 above)	5.9.2014	Cruwys Cherubs Limited	6 years from 1.9.2013	Mutual break subject to 12 months' notice. Break date 31 August 2015 and every anniversary of that date	Passing rent £12,000pax. Rent review, 31.8. 2016 (outstanding)	
<b>Total</b>					<b>Current income £40,800pa inclusive</b>	



For general identification purposes only. Site areas taken from Promap