



FORMER DEPOT

40-42 ST MARTINS CLOSE
EAST HORSLEY, SURREY KT24 6SU

Former depot with yard plus 10 garages

Lambert
Smith
Hampton

The Opportunity

- + Former Depot site with terrace of garages offered for sale with **development potential**, subject to the necessary consents.
- + Approximately **0.16 hectare (0.4 acre)** former depot with a self-contained, gated yard with a terrace of garages, forming part of Land Registry title number SY886408 as edged red on the plan on page 5.
- + Located in the village of East Horsley, the property has excellent transport links being just **under 6 miles to M25 (junc. 10) and mid way between Guildford (7 miles) and Leatherhead (6 miles)**.
- + The site is offered freehold with **full vacant possession**, subject to 3rd party rights of way & access.
- + Offers for the freehold interest are invited via informal tender on either an unconditional or conditional basis by **12 noon on Friday 14th November 2025**.

Location

The site is in the centre of the village of East Horsley and is positioned on St Martins Close, a cul de sac a short walk from the village shops. The site sits within the administrative boundary of Guildford Borough Council. It is surrounded by residential uses with a BT telephone exchange to the south east. It is only 0.2 miles from the A246 providing easy access to both Guildford (7 miles) and Leatherhead (6 miles).

Horsley train station is approximately 1.2 miles to the north, which provides a direct service to London Waterloo in approximately 48 minutes. The site is 5.7 miles from M25 (junc. 10), 4.2 miles to A3 northbound at Ripley & 5.4 miles to A3 southbound at Send.



Description

The site extends to approximately 0.16 hectares (0.4 acres), it is broadly rectangular in shape (save for the unadopted access road off St Martins Close) and is mostly level. The site currently features a depot/warehouse single storey unit of brick and concrete frame construction accessed via two roller shutter doors (each approx. 5.5m wide x 3.0m high) and UPVC pedestrian entrance door. The depot has a fenced, secure and surfaced yard with a double gated entrance.

The site also includes two terraces of concrete frame lock up garages. The two terraces provide 15 garages, the terrace of 7 garages closest to the depot are included in the freehold interest being offered, with the terrace of 8 garages closest to Blue Bell Lane having 3 garages included. The remaining 5 garages in this terrace have been sold to third parties and are not included.

Please note the various vehicular and pedestrian rights of way over the freehold interest afforded to residential properties fronting St Martins Close, pedestrian right of way from/to Bluebell Lane and the garages that have been sold to third parties. Please refer to the plan overleaf.

The plot of land to the north of 24 St Martins Close is also for sale and on the market through Lambert Smith Hampton auctions – please visit the [website](#) for further information.

Floor Areas (GIA): Depot approximately 2,274 sq ft (211.3 sq m) & each garage approximately 152 sq ft (14.2 sq m).



Planning

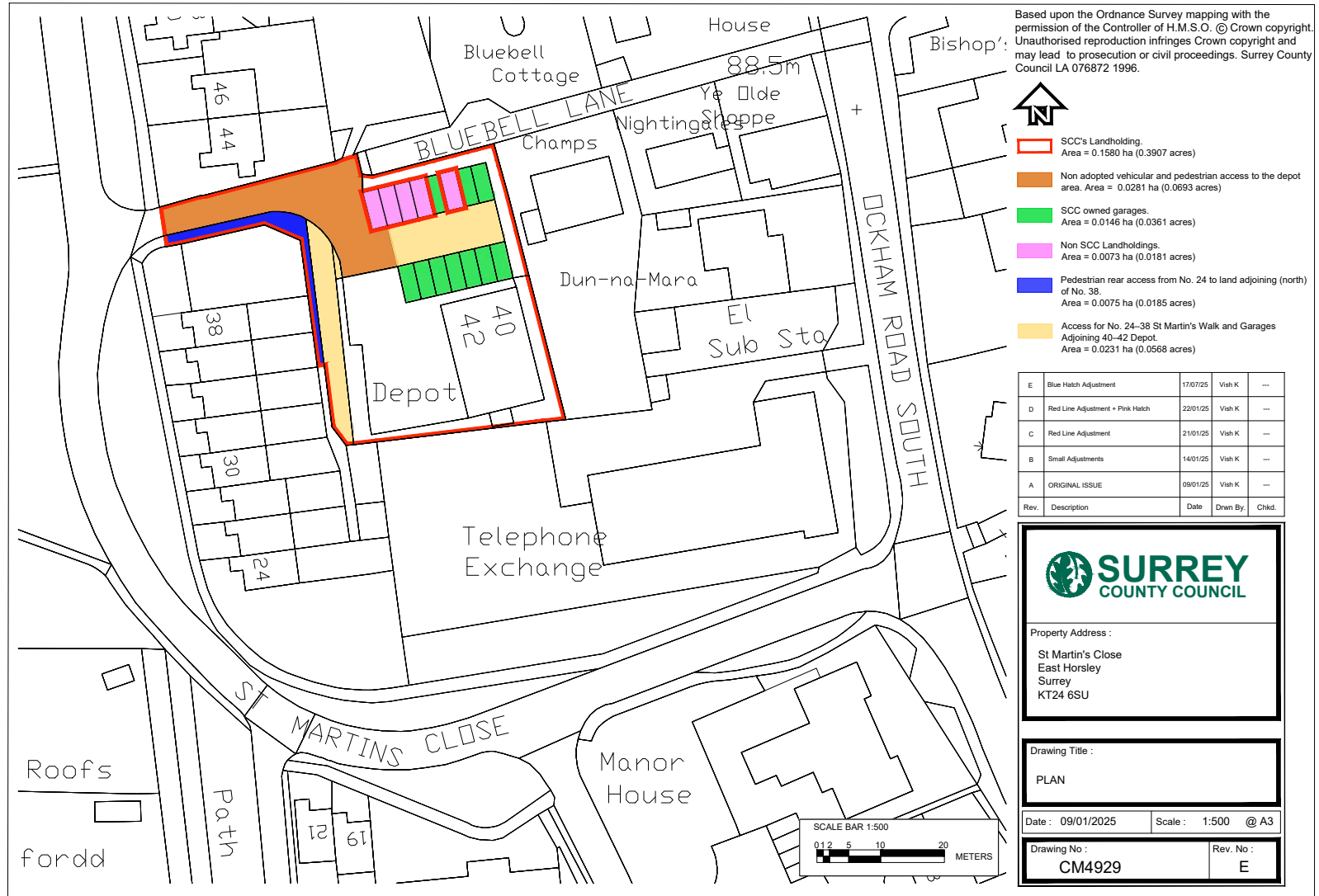
We understand that the site is not in a conservation area but is adjacent to the East Horsley Conservation Area to the east and south. The site contains no listed buildings and/or TPOs.

The site is situated within flood zone 1 and therefore has a low risk of flooding.

The vendor undertook a planning pre-app with Guildford Borough Council via a third party consultant, Vail Williams. As part of this exercise a feasibility study was undertaken for a residential redevelopment of the site. A summary of the feasibility study together with the most recent response from Guildford Borough Council dated 22nd November 2023 are available in the data room.

A planning summary for the site has been prepared by Lambert Smith Hampton and is available in the data room.

All planning information in the brochure and data room should not be relied upon by prospective purchasers and all interested parties should make their own enquiries and take their own independent advice with regards to planning matters and the development potential for the site.



Further Information:

Terms:

We are seeking offers for the freehold interest with vacant possession by 12 noon on Friday 14th November 2025.

Guide Price:

Upon application.

Tenure:

Surrey County Council owns the freehold interest of the site, which forms part of Land Registry title number SY886408, as edged red on the plan on page 5. The site is currently vacant.

VAT:

The property has not been elected for VAT. Therefore, the purchase price will not be subject to VAT.

EPC:

The former depot has a rating of D (94). A copy of the EPC is available upon request

Method of Sale:

The freehold interest in the property, subject to 3rd party rights of way & access, is being offered for sale by informal tender on either an unconditional or conditional basis.

Clawback and Planning Overage:

Purchasers are requested to include proposals for planning overage, sales overage and/or clawback.

Deposit:

A deposit of 10% will 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 Elliot Hope to book a viewing.

Legal Costs:

Each party is responsible for its own legal costs incurred in any transaction.

Data Room:

Interested parties requiring access to additional documents and information such as Title Documents and additional supporting documents should register to access the data room.

Data Room: stmartinsclose.co.uk

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 **Tim Shaw (tgshaw@lsh.co.uk)** and **Elliot Hope (ehope@lsh.co.uk)** at Lambert Smith Hampton with subject reference: "Former Depot, 40-42 St Martin's Close - 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 The Boathouse, Millbrook, Guildford, Surrey GU1 3XJ, marked for the attention of Tim Shaw.

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

For more information please contact:

Tim Shaw

✉ tgshaw@lsh.co.uk
☎ 07834 626 792

Elliot Hope

✉ ehope@lsh.co.uk
☎ 07860 506 885

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