

On the instructions of Surrey County Council

FORMER ADULT EDUCATION CENTRE

DENE STREET, DORKING,
SURREY, RH4 2BZ

Conversion / development opportunity, subject to planning.

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01483 538181

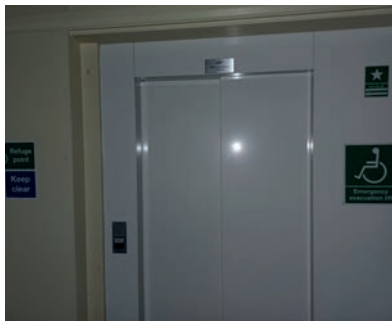
Lambert
Smith
Hampton

The Opportunity

- + The site extends to approximately **0.1 hectares (0.24 acres)**.
- + Previous consent has been granted for **conversion of the existing building** to provide residential accommodation falling within Class C2 and Class C3.
- + The site is identified as a development site in the **Mole Valley Local Plan 2020 - 2039**, under policy DS32.
- + Located in Dorking, Surrey, positioned **close to the High Street** and within **walking distance of Dorking West** and **Dorking railway station**.
- + The freehold interest of the site is available with **vacant possession**.
- + Offers for the freehold interest are invited on an unconditional or conditional basis by **12 noon on 18 March 2026**.

Description

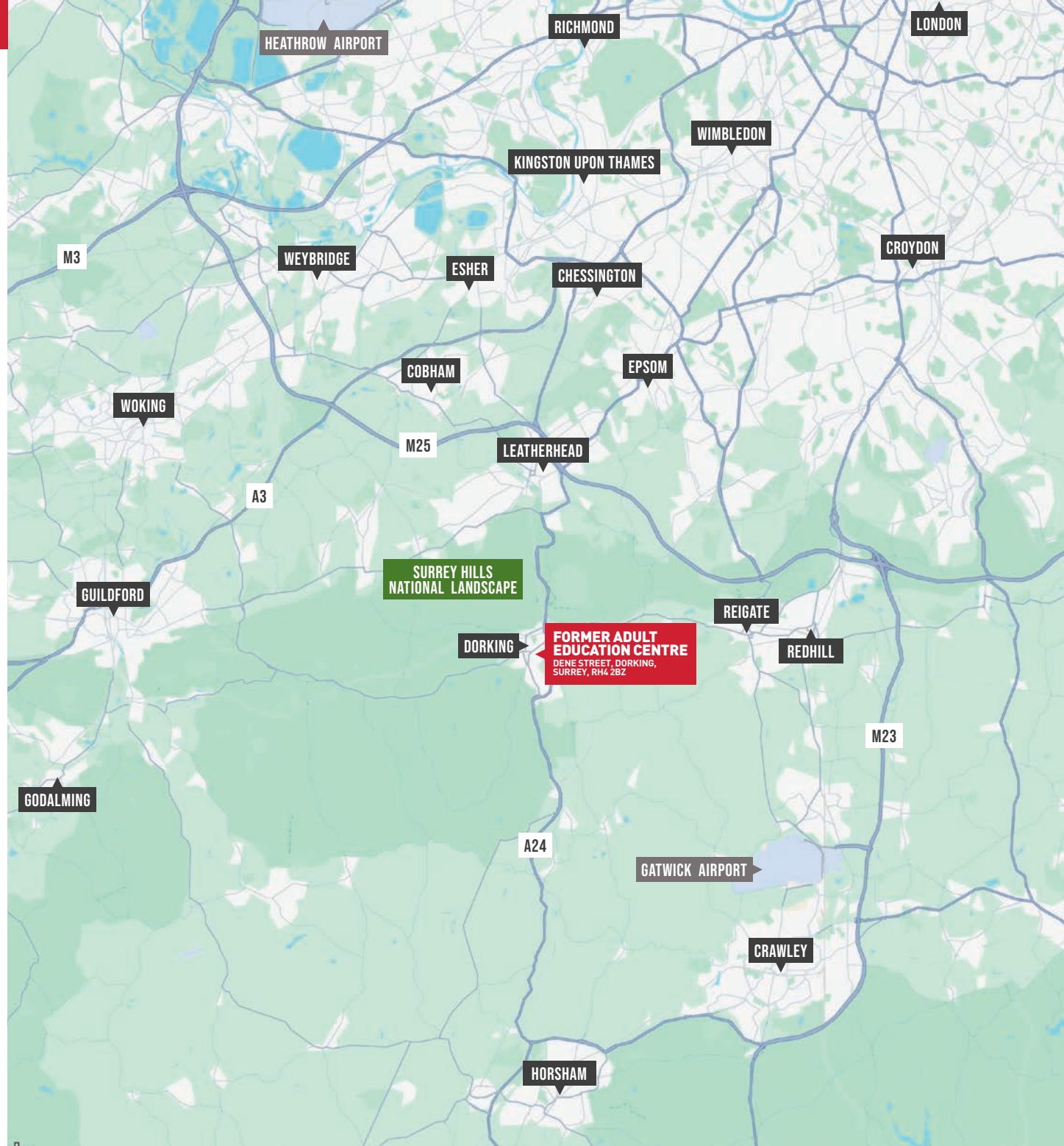
The subject property comprises a former Adult Education Centre (Use Class Sui Generis), arranged over ground and first floors, on a site of approx. 0.1 hectares (0.24 acres) and broadly square in shape. In its current form, the building comprises a number of large teaching rooms with ancillary office accommodation and benefits from very generous floor to ceiling heights. There is potential to convert the building to an alternative use, and develop the remainder of the site, subject to planning. The property requires modernisation throughout. The property can be accessed directly from Marlborough Hill and Dene Street.



Location

The site is situated in a predominantly residential area in Dorking town centre, within a short walk to the High Street, train stations and other town centre amenities. Dorking is an attractive and affluent market town in the Surrey Hills, situated approximately 25 miles south of London. The town is situated at the junction of the A24 and A25, the former providing direct access to the M25, approximately 6 miles to the north. The site is walking distance to two train stations Dorking West and Dorking, which provide access into Central London within just under an hour.

The surrounding area comprises a mix of open green spaces, residential, and commercial properties, including key retailers such as Waitrose, Marks & Spencer, Boots and Sainsbury's. Dorking Wanderers Football Club is located 0.3 miles north of the property, while Dorking Halls and Dorking Sports Centre are situated 0.4 miles to the north-east.



Planning

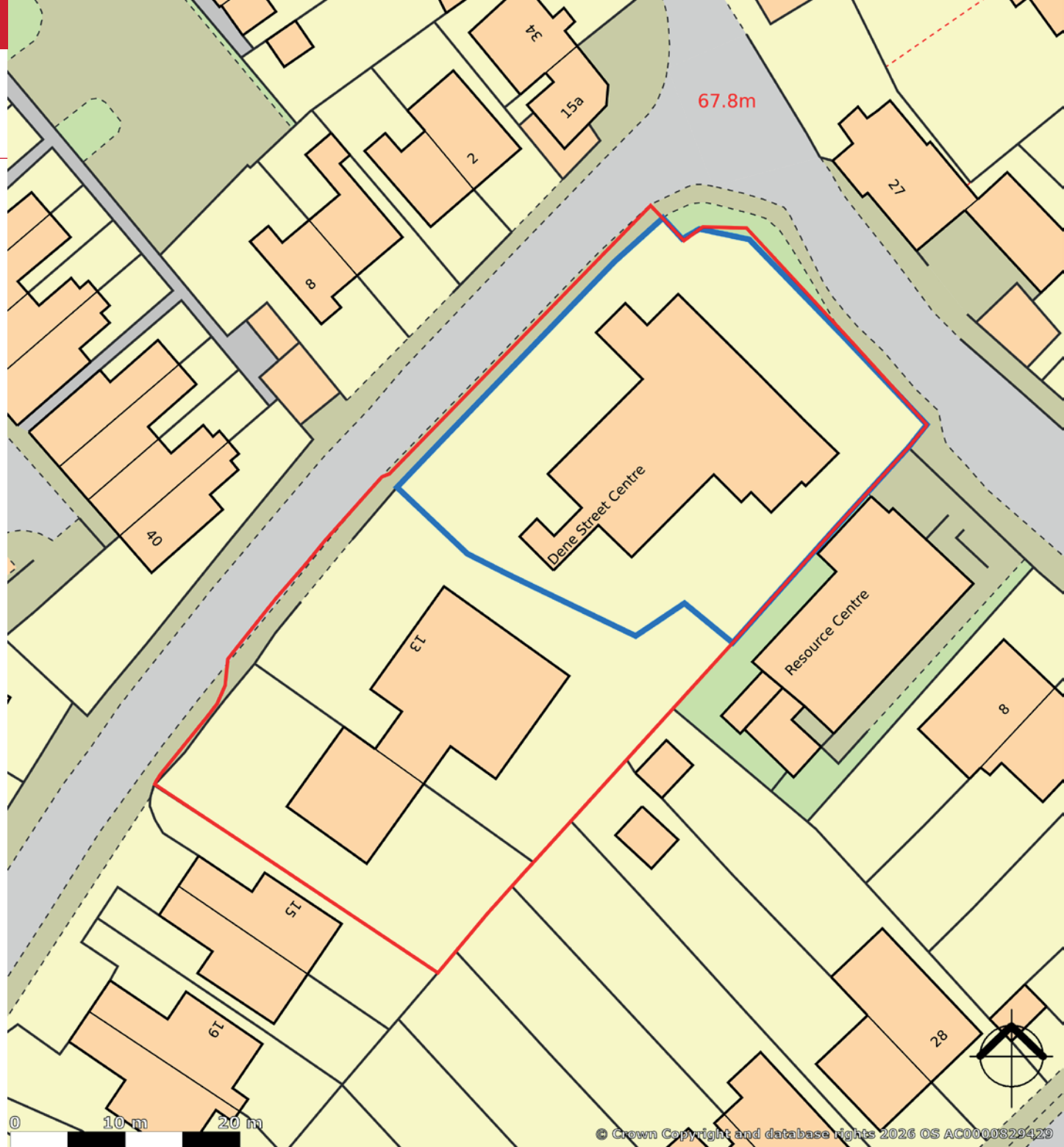
The site is identified as a development site in the Mole Valley Local Plan 2020 - 2039, under policy DS32. There are no listed buildings on the site.

The site benefits from an approved planning application under reference MO/2022/1248 dated 14 April 2023 (expiring 14 April 2026) for the following scheme:

Conversion of the former Adult Education Centre building and erection of a new building to provide residential accommodation falling within Class C2 (residential institutions) and Class C3 (dwellinghouses), with associated parking, access, and landscaping.

The map to the right shows the site in blue and the current title in red. At sale, the title will be split, with the blue area forming the new title.

A historical covenant dating back to the 1880s places a restriction on the site, designating its use exclusively for educational purposes. The Council has sought and obtained Counsel's legal opinion, which concludes that, due to the nature of the Property's previous occupation prior to the Council's ownership and in the context of the current planning policy, this covenant is no longer legally enforceable. Any purchaser should obtain their own legal advice on this matter before bidding for the site.



Further Information

Terms:

Offers for the freehold interest are invited on an unconditional or conditional basis by 12 noon on 18 March 2026.

Guide Price:

Price upon application.

Tenure:

Surrey County Council owns the freehold interest of the property, which is registered under Title Number SY751595. Copies of the Title documents are available in the Data Room.

VAT:

We understand that the property is not elected for VAT.

Method of Sale:

The freehold interest in the property is being offered for sale by informal tender.

Clawback:

The Vendor will require a clawback provision whereby 50% of the uplift in land value (less costs) will be payable to the Vendor in the event that the site is resold by the Purchaser within a 5 year period, where there has been no material change to the state and condition of the Property and where planning permission has not been granted.

Planning Overage:

30% of the uplift in land value (less costs) will be payable to SCC in the event that planning permission is granted for a more valuable use, within a 10-year period.

Deposit:

A deposit will be payable by the Purchaser to the Vendors on exchange of contracts.

Viewings:

Viewings can be arranged for interested parties through the joint selling agents Lambert Smith Hampton and SHW. Please contact Ben Robinson or Tim Shaw to book an appointment.

Legal Costs:

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

EPC:

The property has an EPC rating of F (149).

Data Room:

Interested parties requiring access to the Land Registry documents, red line plan and additional supporting documents should register to access the Data Room.

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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 the 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 **Ben Robinson (brobinson@lsh.co.uk)** and **Tim Shaw (tshaw@shw.co.uk)** with subject reference: **"Dene Street"**. It is recommended that bidders make contact with Lambert Smith Hampton or SHW by telephone to confirm safe receipt of the email bid. Hard copies of any submissions should be sent to Lambert Smith Hampton, 55 Wells Street, London W1T 3PT, marked for the attention of Ben Robinson, Development Consultancy.

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:

Ben Robinson

✉ brobinson@lsh.co.uk
☎ 07702 624 356

Tim Shaw

✉ tshaw@shw.co.uk
☎ 07834 626 792

Elliot Hope

✉ ehope@shw.co.uk
☎ 07834 626 792



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