LAND AT CHART LANE
REIGATE, SURREY RH2 7BP

DEVELOPMENT OPPORTUNITY

- Rare brownfield site
- Established residential area
- Total site area : 0.7 acres
- Affluent Surrey town
- Offers in excess of £3,500,000 stc
- To be sold with vacant possession
- Best Bids end date: 10th October

Primmer Olds B·A·S

SHW

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Main Hall

House

Hut

Range

LOCATION

The site is located in the highly regarded and affluent Surrey town of Reigate. It is within a well established residential road within close proximity to the town centre, located under 1 mile from Reigate train station.

London is under an hour by car and London Gatwick is a 20 minute drive south. Brighton is also an hour drive.

DESCRIPTION

The site comprises a vacant former Army Reserve Centre set in 0.7 acres. Buildings include a 7,190 sq.ft hall, 3-4 Bedroom house, part 2 storey cadet hut and a rifle range. The total Gross Internal Area is 11,623 sq.ft and is to be sold with vacant possession.

ACCOMMODATION

Floor Areas (GIA)	Sq Ft	Sq M
House	1,768	164.25
Hut	1,372	127.46
Range	1,293	120.12
Main Hall	7,190	667.93
Total	11,623	1,079.76

OPPORTUNITY

There is scope for redevelopment to alternative uses including residential to form houses, flats or a mix STPP. Potentially suitable for care and retirement sector STPP or other use.

GUIDE PRICE

Offers in excess of £3,500,000 subject to contract.

METHOD OF SALE

Inviting offers for the freehold interest.

Conditional subject to planning offers must include provisions for planning overage / clawback.

RATES

Rateable Value £16,750.

LEGAL COST

Each party is to be responsible for their own legal fees.

PLANNING

Interested parties are advised to make their own enquiries of the local authority for confirmation.

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

EPC

The EPCs are being prepared.

DATA ROOM

Click here to access the data room.

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These are not to scale and shown for indicative purposes only. Scale PDF versions are available on request.

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