

**FOR SALE**



## 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 £2,500,000 stc
- Inviting Unconditional Offers only
- Best Bids deadline: Noon 28 September 2023







## DESCRIPTION & ACCOMMODATION

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.

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

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

Main Hall



House



Hut



Range



## 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 £2,500,000.

## METHOD OF SALE

Inviting offers for the Freehold interest.

Offers sought on an Unconditional Basis only. Offers can include Overage Provisions.

Best Bids Deadline, Noon 28 September 2023.

## LEGAL COST

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

## PLANNING

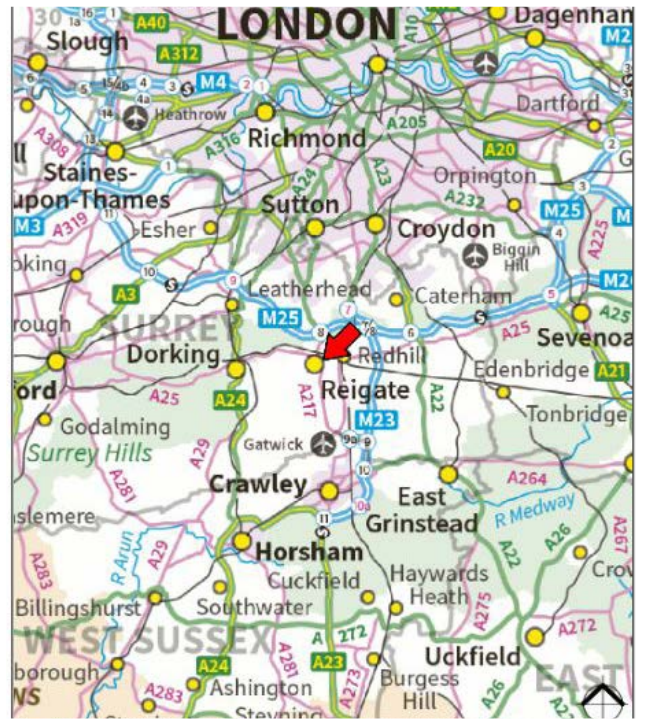
Interested parties are advised to make their own enquiries of the local authority for confirmation.

## 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.

## DATA ROOM

[Click here to access the data room.](#)



## RATES

Rateable Value                      £16,750.

## EPC

The EPCs are available in the Data Room.







These are not to scale and are shown for indicative purposes only.



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