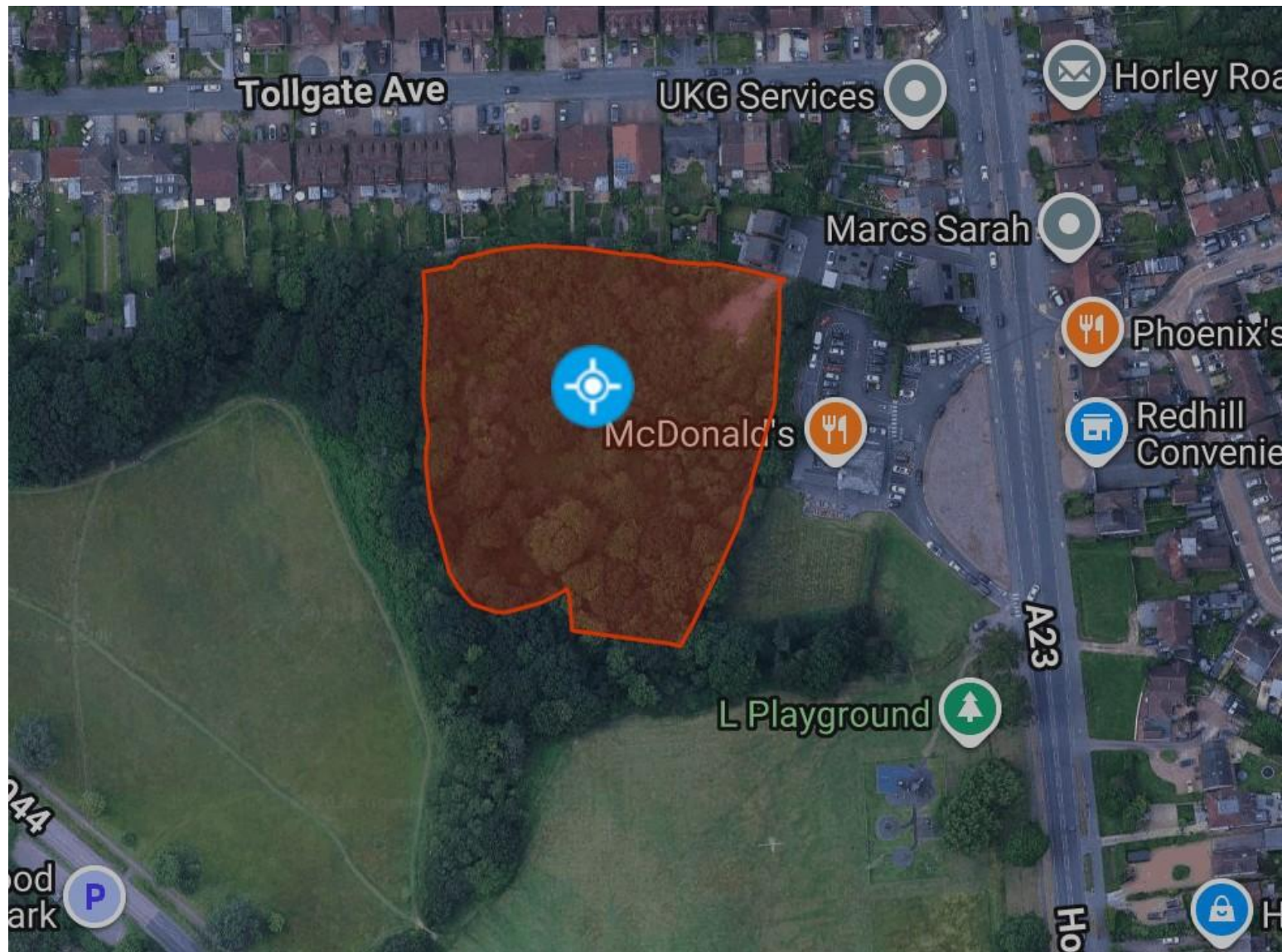


**FOR SALE FREEHOLD – GUIDE PRICE: £75,000 + VAT
LAND LYING TO THE WEST OF HORLEY ROAD,
EARLSWOOD, REDHILL, SURREY, RH1 5HR**



- Large wooded parcel of land located in the Earlswood area of Redhill
- Site area of c. 2.364 acres
- Freehold unconditional offers invited
- Land may be suitable for general leisure use or possible BNG offset schemes, ESG requirements
- Access is currently only available on foot from Petridgewood Common to the south

Location

Redhill is a major Surrey commuter town within the borough of Reigate & Banstead, benefitting from excellent transport links, a strong retail and service offer, and close proximity to neighbouring centres including Reigate, Horley and Gatwick Airport. The town provides a wide range of national operators, supermarkets, cafés, restaurants and essential amenities, with Redhill Station offering direct rail services to London, Gatwick and the wider South East.

The land is situated off Horley Road in the Earlswood area of Redhill, positioned directly to the west of McDonald's restaurant, with residential properties to the north and Petridgewood Common to the south.

Property Description

Large parcel of woodland to the west of Horley Road in the Earlswood suburb of Redhill amounting to c. 2.364 acres.

Tenure

Freehold. The land is held under Title Number SY703860 and the Title Plan is included on page 3. Note the land edged green has been sold off and does not form part of the land being sold.

Planning & Development

We have been advised that the site is not located within a flood zone, and the adjoining properties are not listed, nor does the site fall within a conservation area. However the site does sit within the Greenbelt. All interested parties must rely on their own enquiries to verify this information.

Surrey County Council - <https://www.surreycc.gov.uk/>

Highways

There is currently no direct access to the land. The land is accessible on foot via the council owned, Petridgewood Common.

There are potential rights of access from the east, but only at such time in the future if McDonald's were to vacate the site. Further details available on request.

Prospective purchasers should undertake their own investigations to ensure the access arrangements are suitable for any proposed uses.

Services

N/A.

VAT

VAT is applicable on the sale of the land.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

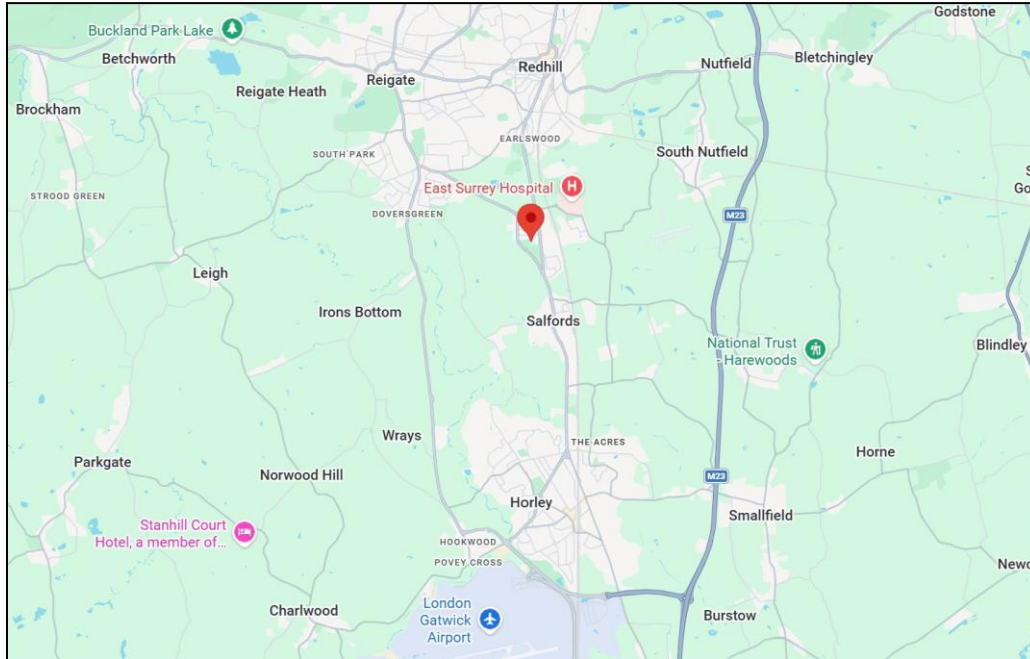


Contact: Richard Tole

Tel: 07917 088 221

Email: richard@wtsccommercial.co.uk

Location Plan



Title Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

