



Woodhatch Road, Redhill
Surrey, RH1



Beyond your expectations

Development opportunity

Hamptons International

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Entrance Hall | Living Room | Kitchen | Cloakroom | Four Bedrooms | Bathroom | Double Garage | Approx. 29 acres

Guide Price £1,250,000 Freehold

Description

A rare opportunity to acquire a property set in approximately 29 acres. The property has a Certificate of Lawful Development which permits the property to be extended to 3400sqft. These plans fall within permitted development, additional information can be found on Reigate and Banstead website, under the planning no. 17/00482/CLP. STPP an additional 30% can be applied for, your own investigation is advised.

The property offers a wonderful opportunity for someone looking to re-develop the house and site set within a beautiful rural location. Access is via a long private driveway flanked by woodland which leads to the house, as well as numerous outbuildings. The land surrounds the property and includes fields and woodland. The grounds in all extend to 29 acres.

This property also owns the freehold of an adjoining property set in about 1.1 acres which is on long lease of 999 years from 1946.

Viewing strictly by appointment only.

Location

The property is situated in a rural location to the south of Redhill and Earlswood and to the North of Salfords. The nearby railway stations at both Salfords and Earlswood Station provide regular services to London Bridge, Victoria and Gatwick airport, which is about 5 miles distant via the A23. The major motorway networks can

be accessed via the M25 (J8) at Reigate Hill. The town centre of Reigate offers a diverse selection of boutiques, coffee shops and restaurants, whilst more extensive shops can be found in the local town centre of Redhill. There are a number of good schools, both state and independent, for all ages. To name a few, the sought after senior state schools, The Reigate School and St Bede's in Redhill, and independent Reigate Grammar School, Dunottar and the highly regarded preparatory school The Hawthorns is located just outside Redhill in Bletchingley.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Woodhatch Lane, Reigate

Approximate Gross Internal Area

316.5 sq m / 3406 sq ft

Garage = 33.6 sq m / 361 sq ft

Total = 350.1 sq m / 3767 sq ft

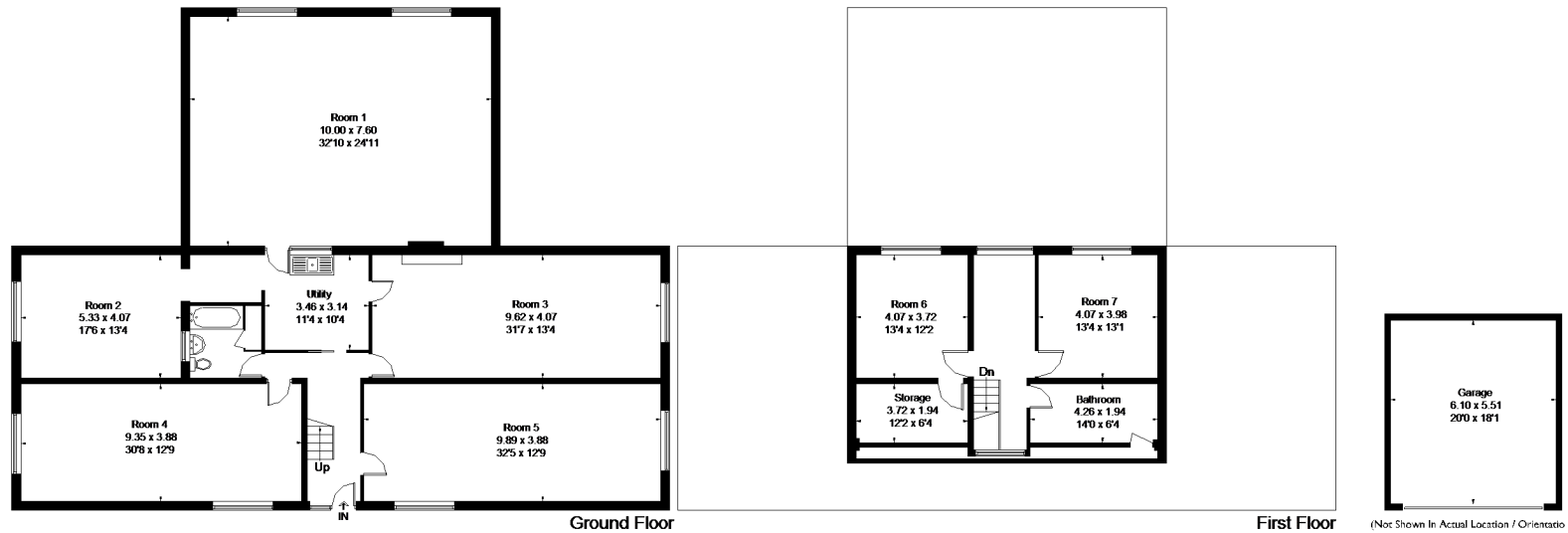


Illustration for identification purposes only. Not to scale
Ref: 193253

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

