



Arundel House, 34 Garratts Lane, Banstead SM7 2EB

FOR SALE

Freehold available for former care home (0.97 acres)

**0.97 Acres
(0.39 Hectares)**

DESCRIPTION

Arundel House is a former children's care home and comprises the original main dwelling which dates back to the 1930's and a range of more modern extensions to the rear of the building. The original building comprises a two storey brick structure with dual driveway entrances from Garratts Lane and a generous driveway to the front of the plot.

There is a small building (34a) to the western elevation, and extensive single height extensions to the rear. There is garden and mature trees around the perimeter of the plot.

- ✓ **Redevelopment opportunity**
- ✓ **0.97 acre site**



LOCATION

Banstead is an affluent town situated in the Borough of Reigate and Banstead. It is 3 miles south of Sutton, 5 miles southwest of Croydon.

The property sits in a residential area and is approximately a 10 minute walk to the centre of Banstead, where the High Street is served by a mix of local operators and national retail chains.

ACCOMMODATION

Site Area	Acres	HA
Total	0.97	0.39

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

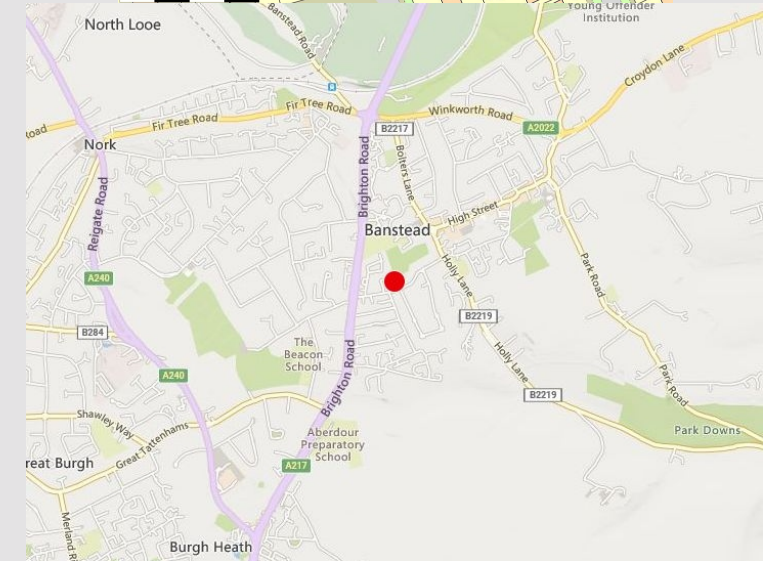
LEGAL COSTS

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

TERMS

Freehold

EPC EPC Rating: C (58)



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Regulated by RICS 16-May-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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