



Barnfield, 24 Upfield, Horley RH6 7LA

**FOR SALE**

Freehold available for former care home (1.55 acres)

**1.55 Acres  
(0.63 Hectares)**

## DESCRIPTION

Barnfield is a former care home, built in the 1970s, comprising a main building with gardens to the rear, and an existing on site car park accessed from Upfield.

The area is predominantly residential and includes a number of other assisted living and retirement homes located nearby.

- ✓ **Redevelopment opportunity**
- ✓ **1.55 acre site**

## LOCATION

Horley is an affluent and well positioned town in Surrey within the borough of Reigate and Banstead. Crawley is approximately six miles south west and Reigate is approximately six miles north. The town benefits from its close proximity to Gatwick Airport, which is just two miles away, together with excellent road links to the M23 & M25 and a direct rail service to London.

## ACCOMMODATION

Site Area	Acres	HA
<b>Total</b>	<b>1.55</b>	<b>0.63</b>

## VAT

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

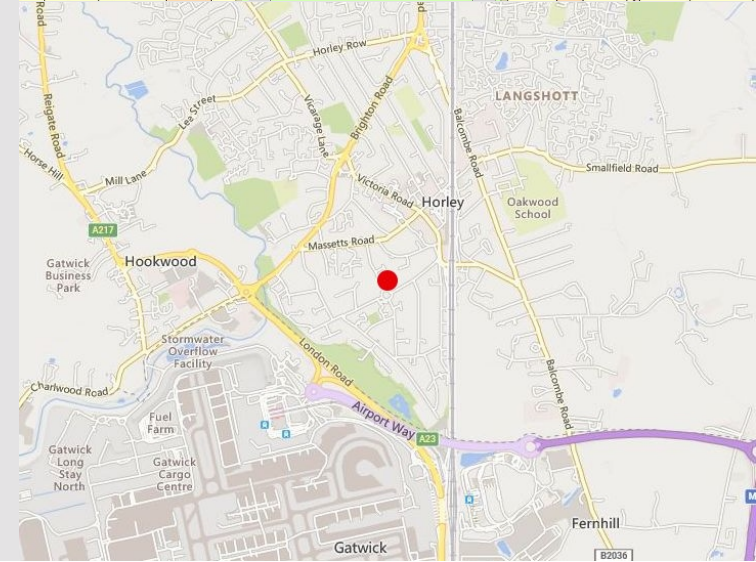
## LEGAL COSTS

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

## TERMS

Freehold

**EPC** EPC Rating: C (66)



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Regulated by RICS 16-May-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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