



Excellent redevelopment site with consent for two detached houses

exclusive to

SAUNDERS

richardsaunders.co.uk

Outwood Lane Chipstead CR5 3NP

Local Shops and Station within a short walk
London by rail 35 minutes from Chipstead Station
M23/M25 Intersection 15 minutes
All times and distances are approximate

- | Two New Homes Circa 3,300 Sq Ft
- | Reigate & Banstead Website Ref. No - 22/01461/F
- | Positioned On The Edge Of Chipstead Village
- | Within Easy Reach Of Chipstead Mainline Station
- | Planning Permission Granted For A Pair Of Detached Houses
- | Views Overlooking Chipstead Valley
- | CIL Payment Of £113,000

Price £1,250,000

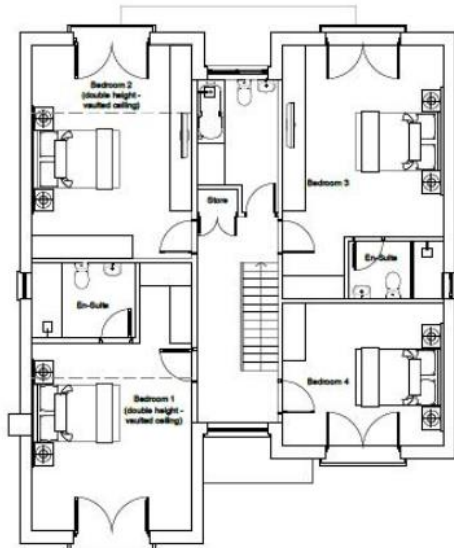
This site represents an excellent opportunity to acquire a redevelopment site with outline planning consent for two new detached houses on the edge of Chipstead Village.



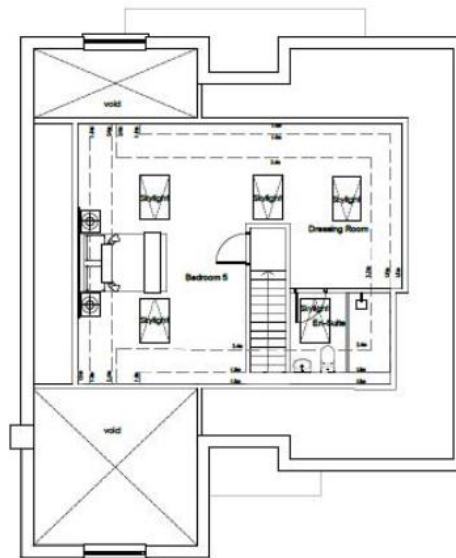
Proposed West Site Elevation
Section C-C
Scale 1:200 @ A3



Proposed Ground Floor Plan
Unit 1



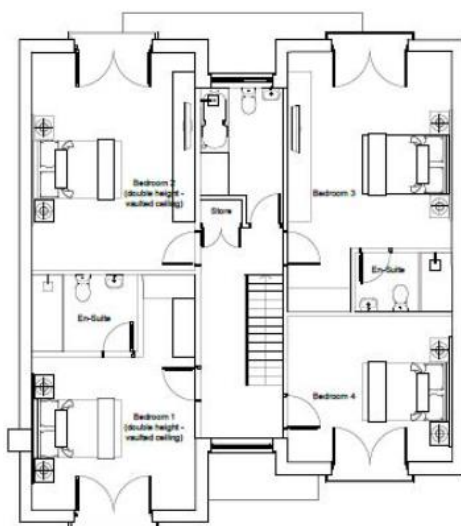
Proposed First Floor Plan
Unit 1



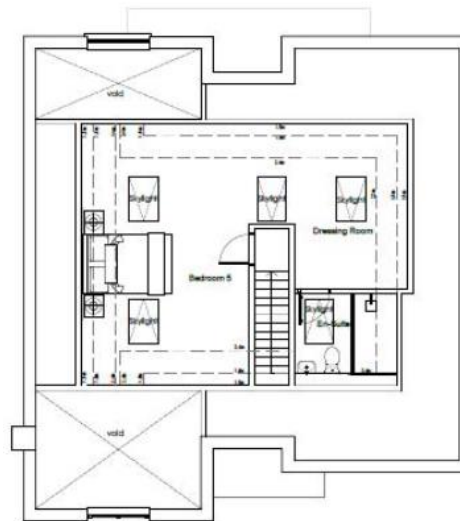
Proposed Loft Floor Plan
Unit 1



Proposed Ground Floor Plan
Unit 2



Proposed First Floor Plan
Unit 2



Proposed Loft Floor Plan
Unit 2

An exceptional opportunity awaits with this plot of land, benefitting from having approved planning permission for the construction of two exquisite five-bedroom detached family homes, each spanning approximately 3,300 square feet. Nestled within easy reach of Chipstead village, Chipstead railway station and the popular Ramblers Rest public house, convenience meets luxury in this prime location.

The approved accommodation plan features spacious interiors including five bedrooms, two reception rooms, an expansive open-plan kitchen - family - dining area, a dedicated study, a utility room, four bath/shower rooms and a convenient carport.

Explore further details on the Reigate & Banstead website under Ref. No: 22/01461/F.

Chipstead station, just a short walk away, offers convenient access to London Bridge, Victoria, Gatwick, and the south coast, with journeys to London Bridge from Coulsdon South taking a mere 20 minutes. Surrounded by picturesque countryside, Chipstead presents an idyllic setting for outdoor enthusiasts, offering ample opportunities for walking and equestrian activities, with excellent riding facilities and scenic hacking routes.

For commuters, the nearby A23 provides swift connections to the M25 (junction 7) and central London, while Gatwick Airport lies approximately 14 miles to the south, catering to frequent travellers. The area boasts a diverse selection of state and independent schools, complemented by a lively village atmosphere featuring a thriving drama club and dynamic sports scene, including rugby, golf, tennis, and football. Nearby, Reigate and Banstead offer a wealth of amenities, from boutique shops to gourmet eateries, including popular retailers such as Waitrose and Marks & Spencer.



discover more at richardsaunders.co.uk



Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: TBC
FFTC Broadband Available
All mains services
To the best of our knowledge on production of this brochure

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing
Please call us to arrange
a viewing appointment

1 Waterhouse Lane
Kingswood
01737 360000

2 High Street
Banstead
01737 363333

Residential Lettings
All Areas
01737 370700

