

FOR SALE



LAND AT CHART LANE REIGATE, SURREY RH2 7BP

+ DEVELOPMENT OPPORTUNITY

- Rare brownfield site
- Established residential area
- Total site area : 0.7 acres
- Affluent Surrey town
- Offers in Excess of £2,500,000 stc
- Inviting Unconditional Offers only
- Best Bids deadline: Noon 28 September 2023





DESCRIPTION & ACCOMMODATION

The site is located in the highly regarded and affluent Surrey town of Reigate. It is within a well established residential road within close proximity to the town centre, located under 1 mile from Reigate train station.

London is under an hour by car and London Gatwick is a 20 minute drive south. Brighton is also an hour drive.

The site comprises a vacant former Army Reserve Centre set in 0.7 acres. Buildings include a 7,190 sq.ft hall, 4 bedroom house, part 2 storey cadet hut and a rifle range. The total estimated Gross Internal Area is 11,623 sq.ft and is to be sold with vacant possession.

Floor Areas (GIA)	Sq Ft	Sq M
House	1,768	164.25
Hut	1,372	127.46
Range	1,293	120.12
Main Hall	7,190	667.93
Total	11,623	1,079.76

Main Hall



House



Hut



Range



OPPORTUNITY

There is scope for redevelopment to alternative uses including residential to form houses, flats or a mix STPP.

Potentially suitable for care and retirement sector STPP or other use.

GUIDE PRICE

Offers in Excess of £2,500,000.

METHOD OF SALE

Inviting offers for the Freehold interest.

Offers sought on an Unconditional Basis only. Offers can include Overage Provisions.

Best Bids Deadline, Noon 28 September 2023.

LEGAL COST

Each party is to be responsible for their own legal fees.

PLANNING

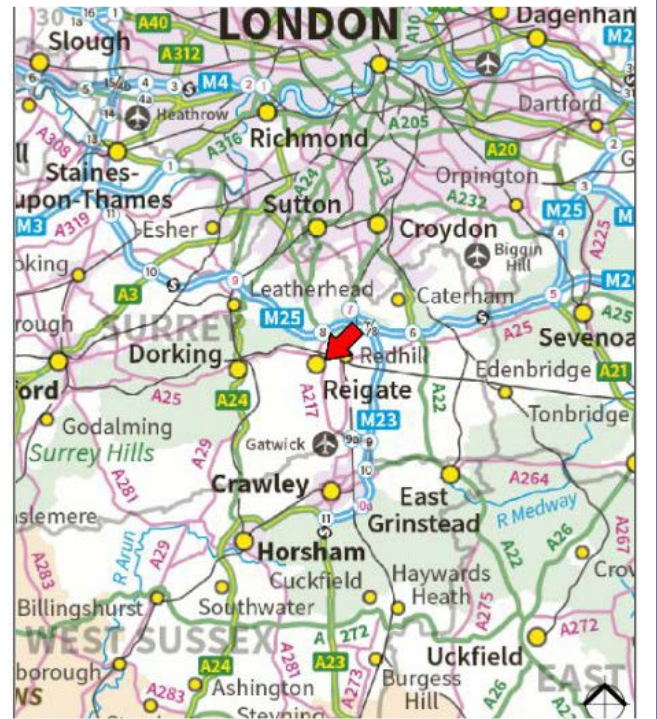
Interested parties are advised to make their own enquiries of the local authority for confirmation.

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

DATA ROOM

[Click here to access the data room.](#)



RATES

Rateable Value £16,750.

EPC

The EPCs are available in the Data Room.





These are not to scale and are shown for indicative purposes only.



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