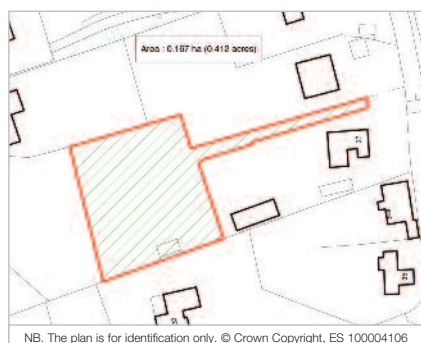


Reigate

Land to the Rear of 37 Wray Lane, Surrey RH2 0HU

- A Freehold Site extending to Approximately 0.186 Hectares (0.46 Acres)
- Planning Permission to Build a Stunning Contemporary Family Home extending to Approximately 5,000 sq ft
- Commuting distance from Central London via both Reigate and Redhill Rail Stations
- VAT Exempt Build Costs



To View

Please Call: the Joint Auctioneers.

Joint Auctioneer

Savills (Ref: David Reynolds).
Tel: 01737 230203.
Email: dreynolds@savills.com

Seller's Solicitor

Ackers Clayton Solicitors
(Ref: Miss Tilly Verik).
Tel: 0118 982 8800.
Email: tilly.verik@ackerssolicitors.co.uk



VACANT – Freehold Site with Planning

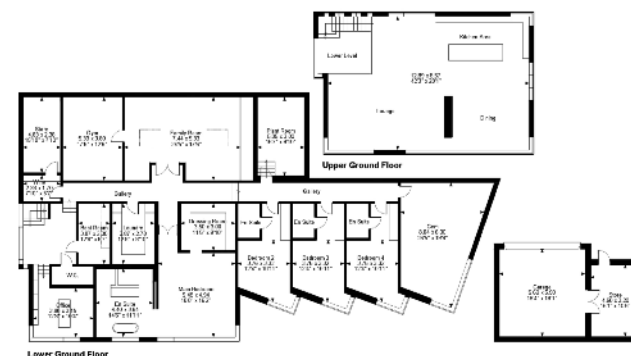
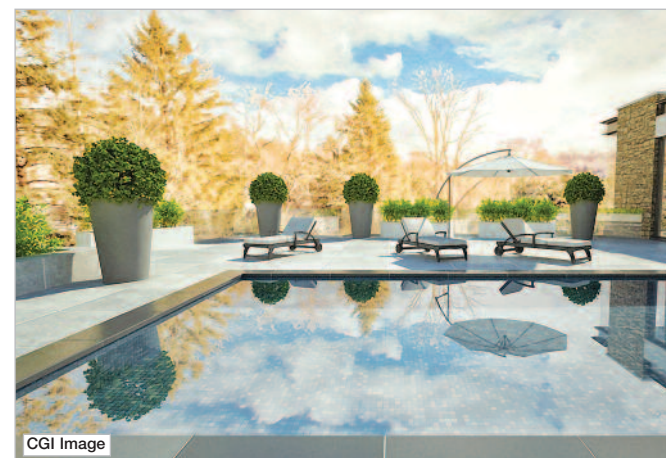


Tenure

Freehold.

Location

The plot enjoys a splendid, secluded position, enjoying stunning views across the local area, along this highly regarded road about a mile to the north-east of Reigate town centre on the fringe of Gatton Park and The Pilgrims Way. The town provides a comprehensive range of shops and boutiques including Marks & Spencer Simply Food and Laura Ashley. There are also a good number of restaurants, cafés and bars including The Dining Room, Carluccio's, Bill's, Cote and La Barbe. Reigate Priory Park offers many acres of parkland and excellent facilities including tennis courts, skate park and The Pavillion Café. The house is ideally situated for the commuter with both Reigate and Redhill Stations being easily accessible providing connections to London Bridge and Victoria. The M25 Motorway (Junction 8) is to the north with links to London and the wider motorway network. For the frequent air traveller, Gatwick Airport is around 9 miles distant whilst Heathrow Airport is within 30 miles. The area is particularly well served with state and independent schools for all ages including Dunottar, Micklefield, The Royal Alexandra and Albert, The Hawthorns and Reigate Grammar. There is good walking and riding locally on Reigate Hill, Reigate Heath and The North Downs Way. For golfers, nearby courses include Reigate Hill, Reigate Heath, Walton Heath and the RAC Club Epsom.



Description

The property comprises a site extending to approximately 0.186 hectares (0.46 acres). The site affords an opportunity to build a contemporary family home that will total around 5,000 sq ft.

Accommodation

Once built, the accommodation that has been approved will comprise extensive open plan living, dining and kitchen space as shown in the CGI images, with 3.8 metre ceiling heights, which will open onto the terrace and park area. The remaining accommodation will consist of a substantial master suite, three further bedrooms each with en-suite bathroom, studio room, office, cinema room and gym.

Planning

Local Planning Authority: Reigate and Banstead Borough Council.
Planning Reference: P/13/01755/F.
Planning permission was granted for a 'new four bedroom dwelling with detached garage' on 27th September 2013. Plans and planning permission documents are available from the auctioneers upon request. Please email jimmy.bruce@allsop.co.uk.

NB. There is a CGI video available to watch.
Please email: jimmy.bruce@allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.