



**10, 11 & 13 SPITAL HEATH & LAND AT JUNCTION OF REIGATE ROAD, DORKING, SURREY, RH4 1QD**

DEVELOPMENT LAND / RESIDENTIAL FOR SALE

1.32 ACRES (0.53 HECTARES)



# Summary

## Freehold Roadside Development and Housing Site For Sale

Available Size	1.32 Acres
Price	Price on application
EPC Rating	Upon enquiry

- Central Urban Location
- Affluent town of Dorking
- Prominent site visible & located off the A24 Deepdene Roundabout also known as "Cockerel Roundabout"
- Five minute walk to town centre
- One minute walk to bus stop
- 5 minute walk to train station
- Roadside plot of approximately 0.6 Acres
- Plot suitable for alternative uses subject to planning
- Includes three semi-detached three bedroom homes
- Vacant Possession



# Location

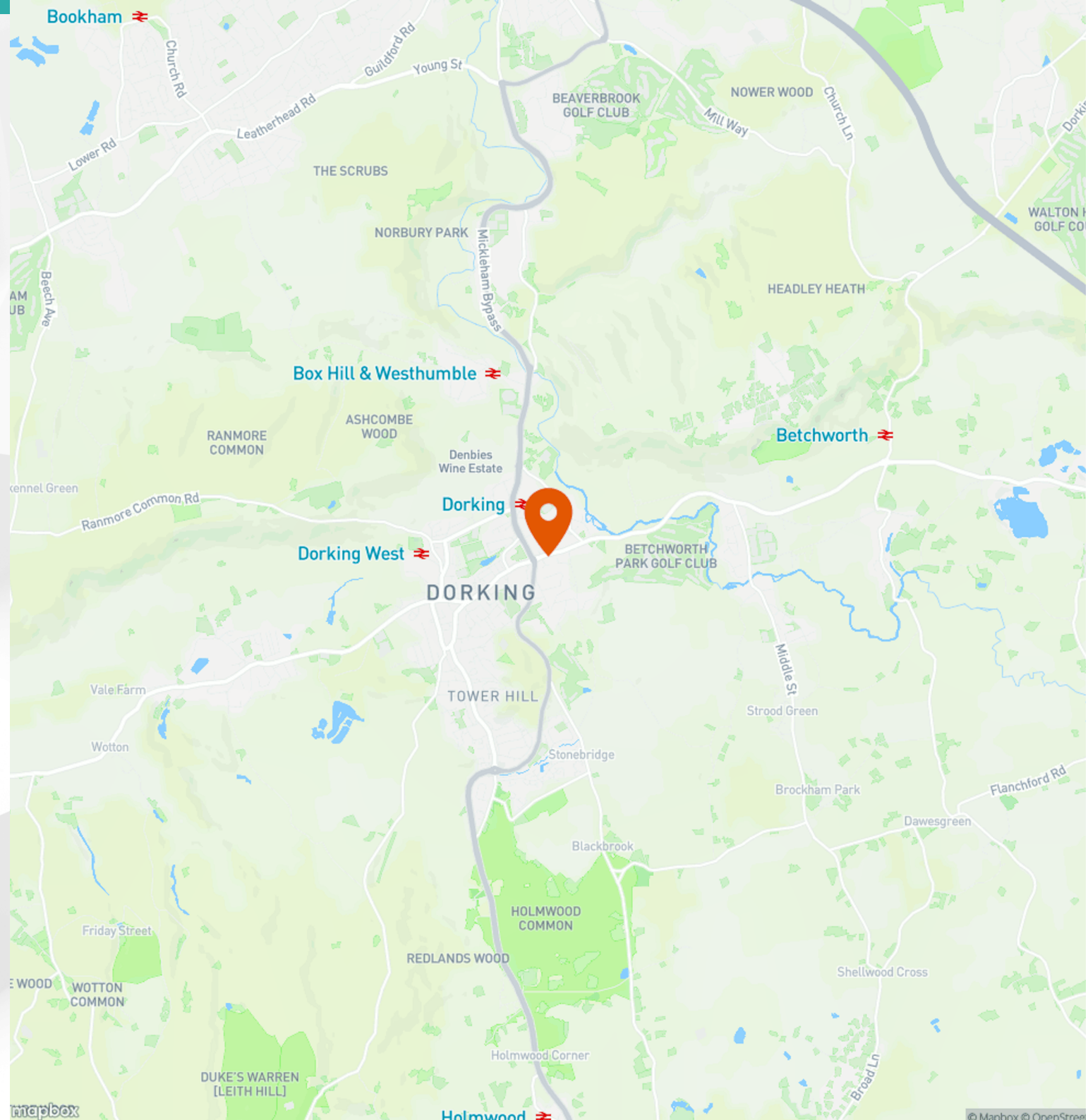


**10, 11 & 13 Spital Heath & Land at Junction of Reigate Road, Dorking, Surrey, RH4 1QD**

Spital Heath is situated in Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities with three railway stations ideally suited for commuting.

Stations include Dorking West; Dorking mainline and Deepdene railway stations all of which are within close proximity offering a direct service into London Victoria and London Waterloo in approximately 50 minutes.

The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports.





# Further Details

## Description

The property comprises three semi-detached homes, a roadway and one prominent road fronting plot. We have outlined the details of the separate items below.

## Accommodation

The accommodation comprises the following areas plus approximately 0.6 acres of vacant road fronting land:

Name	sq ft	sq m
Building - 10 Spital Heath	1,138	105.72
Building - 11 Spital Heath	1,154	107.21
Building - 13 Spital Heath	1,151	106.93
<b>Total</b>	<b>3,443</b>	<b>319.86</b>

## 10 Spital Heath

A three-bedroom semi-detached two storey property in modest condition with a rear garden and street parking. The property benefits from double glazing, separate lounge and kitchen and w/c's on ground and first floor.

## 11 Spital Heath

A three-bedroom semi-detached two storey property in good condition with a rear garden and street parking. The property benefits from double glazing, separate lounge and kitchen and w/c's on ground and first floor.

## 13 Spital Heath

A three-bedroom semi-detached two storey property in dated condition with a rear garden and street parking.

The property benefits from double glazing, separate lounge and kitchen and w/c's on ground and first floor.

## Access Road and Main Road Fronting Plot

The subject property encompasses the access road to Spital Heath as well as approximately 0.6 acres of vacant road fronting land.

## Title

The property is held under two separate titles and ownerships SY88999 and P12146 from The Police and Crime Commissioner for Surrey and Surrey County Council. The parties have a joint sale agreement.

## VAT

We do not believe the sale is subject to VAT.

## Tenure and Sale

The property is to be sold Freehold with vacant possession with guide price available upon application.

Offers are primarily sought on an unconditional basis however conditional offers may be considered.

## Method of Sale

The property is to be sold by informal tender with a bid date to be confirmed. Interested parties are advised to register their interest with agents, to then be notified of the bid date and procedure.





## Enquiries & Viewings



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