

# **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



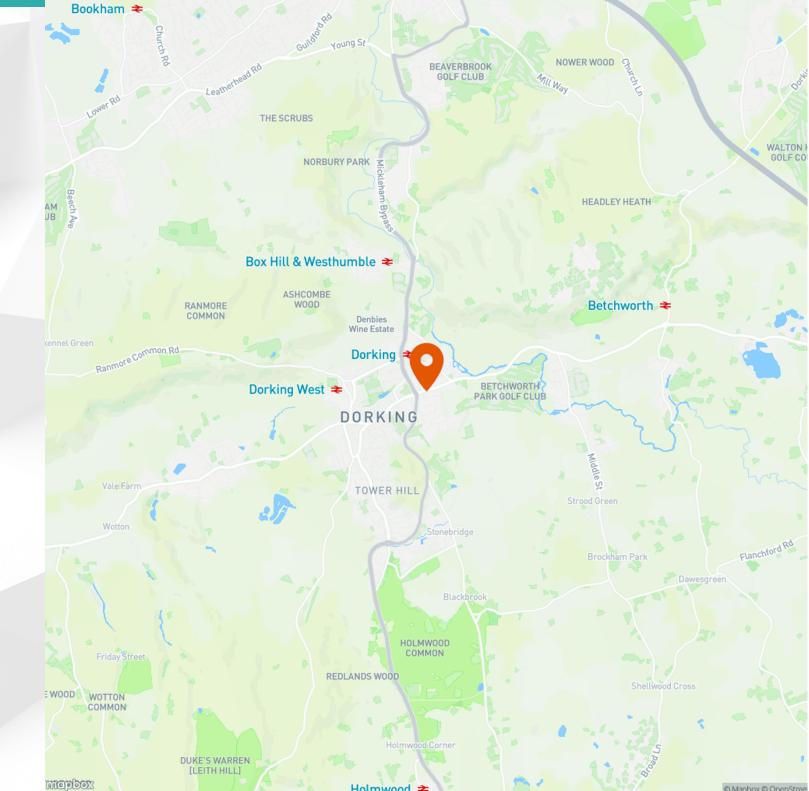
# Location

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
Total	3,443	319.86
	Building - 10 Spital Heath Building - 11 Spital Heath Building - 13 Spital Heath	Building - 10 Spital Heath1,138Building - 11 Spital Heath1,154Building - 13 Spital Heath1,151

# **10 Spital Heath**

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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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