

Alternative Site Assessment in Reigate for Reigate Priory School

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Prepared for:
Surrey County Council Land & Property

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Executive Summary

Instructions

Our instructions are to carry out an updated search of the local Reigate market for sites suitable for the development of a 600 place junior school and report all findings together with an assessment of deliverability. The search is an update to the one undertaken in February 2022.

Search Parameters

A site of approximately 8 acres has been sought, although the search parameters extend to no smaller than 5 acres. The search considers larger sites, to ensure maximum coverage and that the development can accommodate a school which accords with the Department of Education standards for new schools. The site must be within the built-up area of Reigate with good road access within 2 miles of the existing school. We have considered sites both off and on market with a range of ownership types, uses, access/location arrangements and sizes.

Methodology

The updated search was completed during July and August of 2023.

A requirement circular was circulated to the local and regional property market (see Appendices); we have liaised with all relevant agents; researched market listings and undertook investigations using online digital mapping and property database software.

Results

Our report includes a table identifying potential sites, with comment on their deliverability based on size, location, access, ownership and planning. The key parameters are availability, achievability, and deliverability.

Due to the specific requirements of the search, particularly the size of site within a built-up area, the number of deliverable options are very limited. Taking into account ownership and ability to acquire, together with the size, access, planning and locational requirements of the school, there are very limited feasible options.

The only site we have identified as suitable for the proposed development is Land South of Woodhatch Place. We have commented on the deliverability concerns and recommendations pertinent to each site in the report for ease of the reader see **table 1 below**.

Table 1: Summary conclusions – Availability, Achievability and Deliverability

Site	Available	Achievable	Deliverable
1. Land west of St Mary’s Preparatory and Choir School, RH2 7RN	No	No	No
2. Reigate Rugby Club and Land west of Park Lane, RH2 8JX	No	No	No
3. Land east of Lonesome Lane, RH2 7QH	No	No	No
4. Land south of Woodhatch Place, RH2 8EF	Yes	Yes	Yes
5. Land north of Woodhatch Place, RH2 8EF	Yes	No	No
6. Site west of St Albans Road, RH2 9LN	No	No	No
7. Land north of Courtyard Business Centre, RH2 7QT	No	Yes	No
8. Shepherds Lodge, Park Lane, RH2 8LA	No	No	No
9. Land south of Sandcross Primary School, RH2 8HH	No	Yes	No
10. Land at Hartwood Sports Ground, 160 Dovers Green Road, RH2 8BY	No	No	No
11. Surrey Fire & Rescue Site, Wray Park Road, RH2 0EJ (entire site)	No	Yes	No
12. Hope Cottage - land east of Dovers Green and Sidlow	No	No	No
13 Watson House & car park, Willis Towers Watson, RH2 9PQ	No	No	No
14. Redhill Reserves Centre, 1 Batts Hill, Redhill, RH1 1DS	No	No	No
15. Industrial Estate at Albert Road North, RH2 9RS	No	No	No
16. Dunottar School, High Trees Road, RH2 7EL	No	No	No
17. Lower Duxhurst Farm, Sidlow, Reigate, RH2 8QH	Yes (noting it is under offer)	No	No
18. Malling Health South Park Surgery, 42b Prices Lane, Land lying to the north of Prices Land, RH2 8AT	No	No	No

1 Summary

- 1.1. The updated site analysis took place during July and August 2023 and found 18 potential sites for the proposed relocation of the Reigate Priory Junior School. The sequential analysis of the sites has identified Land South of Woodhatch Place as the only suitable, achievable and deliverable site which is also within the existing catchment area of Reigate Priory Junior School and already under the ownership of Surrey County Council.
- 1.2. The site is available for development within a reasonable timeframe without requiring negotiation with third parties, vacant possession or land assembly to achieve the required minimum size of site. It is a deliverable site with less in the way of constraints compared with other sites, which could impact on the deliverability of the proposed school building and grounds. The vision for the school of being fit for the future, together with educational requirements having led to this search. The baseline assumption is that, due to the age and various heritage designations of the existing school building, it is not viable to undertake the works required to bring the site up to the required standards. Therefore, to ensure the future sustainability of the school, it must be relocated to an alternative site.

2 Search Parameters

- 2.1. Our instructions are to identify potential sites suitable for the delivery of a new school development within Reigate.
- 2.2. We understand the school is requiring a site that is a minimum of 8 acres.
- 2.3. Notwithstanding the above we have included sites 5 acres and over.
- 2.4. We have carried out a search of the Reigate market for a development site based on the following criteria:
 - Suitable for development of a 600 place school facility to replace Reigate Priory School which is not fit for the future.
 - To ensure maximum coverage and to ensure the site can provide a school which accords with Department for Education brief.
 - Within the built-up area of Reigate and within 2 miles of the existing school with suitable road access.
- 2.5. There is a very limited number of suitable sites given the specific use, size and geographic parameters of this search. We have therefore included a broad range of options, many of which have deliverability concerns relating to ownership/availability, access/position and planning uses and constraints, which would require further investigation or negotiation in order to provide more detailed comment. A number of the larger sites identified are on the outer southern edge search parameters from the existing site.

3 Methodology

- 3.1. The search was undertaken during the course of Q2 of 2023 by Mikael Goldsmith and Steve Berrett, property agents active in Reigate and wider market and working from Vail Williams' Agency team. Vail Williams is one of the major agents within the wider region and operates within a broader team of property specialists including Development and Valuation who were also aware of the search parameters in case they were aware of other land.
- 3.2. The search has been carried out on a desktop basis and has relied upon local knowledge, active investigations of the market and online property database/mapping software. Indicative location and plans of the identified sites are included at **Appendix 1**.
- 3.3. Our search was undertaken in three phases:
 - A. Requirement Circular
Included at **Appendix 2** is an example copy of the search requirement. The circular was published via online agent databases/subscriptions and emailed to relevant agents including commercial, development and estate agents based locally, regionally and in London. Requirement circulars are recognised in the market as a standard part of a commercial site/property market search, reach a wide range of agents and generally see a good level of response.
 - B. Market Search
Our search included an investigation of all listings/marketing websites relating to Reigate. Clearly only available 'on market' options would be identified this way. We have furthermore liaised with relevant property and estate agents to follow up leads and probe for 'off market' opportunities.
 - C. Ownership Search

Given the specific nature of the property requirement, the response to our circular and market investigations was limited. It was therefore necessary to explore further 'off market' options, albeit that these would require further examination and, in many cases, approaches to owners in order to secure. Notwithstanding the 'market search', the land within the ownership of Surrey County Council has also been assessed dispassionately and several sites are analysed within the report below (see sites 'owned' by Surrey County Council). Our 'off market' search utilised online databases and software including: -

- Landstack - Source and assumed land ownership detail (land registry information)
- Promap - OS Mapping system

- Google Maps

These platforms were used to identify sites in the search area based on tenure/ownership and from an aerial view, and also to measure areas and check means of access.

4 Sites Identified

- 4.1. The results of our search are listed in the below table. Further information is available at **Appendix 1** where we include an indicative location/area plan of each site identified.
- 4.2. For each site we include an address with postcode and have measured its approximate size using digital mapping software.
- 4.3. Three key elements for assessing the deliverability of sites are access, ownership and the planning designations and constraints.
- 4.4. We have provided commentary on existing points of access and connection to public highway. We have identified, where possible, land ownership and tenure including any leasehold interests over sites. Our planning colleagues have provided comment on planning history and policy where relevant.

	Address	Current Use	Est. Size	Access	Flooding	Green Belt	Urban Land	Distance (Approx – as crow flies centre of school to nearest site boundary)	Ownership	Deliverability (General, Timescale, Other)	RAG Assessment
1	Land west of St Mary's Preparatory and Choir School RH2 7RN	Playing fields	6 acres	No obvious access routes other than narrow points of entry from A217 and Lesbourne Road. Close proximity to existing school.	Part Floodzone 2 and 3	No	Yes	0.12 miles	Freehold Title SY322956 owned by Reigate Grammar School with leasehold over part of site to same owner.	<p>General Concerns over potential access. There is a potential access point off Lesbourne Road but any access from Chart Lane would be problematic due to the narrow nature of the road and existing congestion.</p> <p>Timescale The site is not on the market, and we have uncovered no evidence of past or anticipated marketing from our enquiries and liaison with local agents.</p> <p>Other The site is Urban Open Space, and the policy resists the loss of open space however there is a criteria that may allow the loss for school expansion. Partially within a Floodzone.</p>	<p>Not available would require land assembly or negotiation with third parties.</p> <p>Not achievable due to poor access.</p> <p>Not deliverable in a reasonable time.</p>
2	Old Reigation Rugby Club and Land west of Park Lane RH2 8JX	Playing fields	Total 40 acres But SY95988 alone is 15.5 acres	Two possible access routes from Park Lane via Old Reigatians Rugby Club and another to the north – both part of SY95988. 0.5 miles of existing school by road.	Part Floodzone 2 and 3	Yes	No	0.34 Miles	Three separate freehold Titles: SY95988 – Old Reigatians Rugby Football Club SY821281 – Old Reigatian Rugby Football Club SY267868 – Reigate Learning Alliance	<p>General Access inadequate Very special circumstances required due to Green Belt designation. Car park is existing but increased access and modelling required especially with minor modifications under SSW2 that proposes a one-way system.</p> <p>Timescale The site is not on the market and we have uncovered no evidence of past or anticipated marketing from our enquiries and liaison with local agents. Greenbelt designation considerably hinders timescales.</p> <p>Other SY95988: Consider discussions with Reigate Learning Alliance as to dual use and conversion of the building as well as replacement facilities by existing building and car park may assist. SY821281: Too far from road and within flood zone 3 as well as Green Belt and Area of Great Landscape Value (AGLV).</p>	<p>Not available would require land assembly or negotiation with third parties.</p> <p>Not achievable due to flood zones and Green Belt and AGLV.</p> <p>Not deliverable in a reasonable time.</p>

3	Land east of Lonesome Lane RH2 7QH	Recreation Ground and parkland	60 acres	From Lonesome Lane. 1.5 miles by road from existing school.	Part Floodzone 3	Yes	No	1.36 Miles	Reigate and Banstead Borough Council freehold ownership of SY786323	<p>General Access good. Located at edge of the town.</p> <p>Timescale The site is not on the market and we have uncovered no evidence of past or anticipated marketing from our enquiries and liaison with local agents.</p> <p>Other The site is in Green Belt and would need very special circumstances but if LNR and SNCI can be avoided then possibility of adding to end of development area or edge of town.</p>	<p>Not available would require land assembly or negotiation with third parties.</p> <p>Not achievable due to Green Belt and nearby ecological designations.</p> <p>Not deliverable in a reasonable time.</p>
4	Land south of Woodhatch Place, RH2 8EF	Open fields – linked to SCC Offices	9 acres	From Cockshot Hill A217. Close proximity to existing school.	No	No	Yes	0.49 Miles	SCC Ownership SY40276	<p>General Deliverable based on size, ownership and access.</p> <p>Timescale The site is owned by SCC and is available for development.</p> <p>Other The site is Urban Open Space and the policy resists the loss of open space however there is a criteria that allows for school ‘expansion’, complies with broader planning aims from both National Government and Local Plan Policy. The Planning balance would need to be outlined within any Planning submission. A Planning Application would need contain a full case in respect of landscaping, trees, sustainability, design and any other Planning matters.</p>	<p>Available (controlled by SCC).</p> <p>Achievable.</p> <p>Deliverable within a reasonable time.</p>
5	Land north of Woodhatch Place, RH2 8EF	Open fields – linked to SCC Offices	20.6 acres	From Cockshot Hill A217. Close proximity to existing school.	No	No	Yes	0.49 Miles	SCC ownership Freehold Title SY37412 in SCC ownership.	<p>General Deliverable based on size, ownership and access.</p> <p>Timescale The site is owned by Surrey County Council.</p> <p>Other Ancient Woodland to the northeast would require a buffer zone which would reduce the area available for development. The site is Urban Open Space and the policy resists the loss of open space however there is a criteria that may allow for school expansion. The topography of the site would result in a prominent development and could impact on the landscaped of the site. Ecological and tree constraints. Possible visual intrusion.</p>	<p>Available as is in control of SCC.</p> <p>Achievable, but delivery would be hindered by Ancient Woodland, topography, ecology and site prominence with far reaching views.</p> <p>Deliverable in a reasonable time.</p>
6	Site west of St Albans Road RH2 9LN	Playing field	5.8 acres	Site adjacent to St Albans Road with wide frontage. 1 mile by road from existing school.	No	No	Yes	0.57 Miles	Freehold title SY741221 SCC ownership Subject to lease to Micklefield School (Reigate) Ltd.	<p>General Access, location and size are suitable.</p> <p>Timescale Negotiations with Micklefield School (Independent School) would be required to obtain full or partial vacant possession, however the site is operational. As it is currently used by another school there are no opportunities for dual use and alternative relocation opportunities for Micklefield.</p> <p>Other Whilst access is existing the residential nature of the site would require highway improvements. The site is Urban Open Space and the policy resists the loss of open space however there is a criteria that may allow school expansion. Sports England would likely resist the loss of playing fields. It is not considered a suitable site given the lease and matters relating to loss of playing fields (Sports England objection).</p>	<p>Not available as it would require vacant possession.</p> <p>The property is currently under lease.</p> <p>Not achievable as Micklefield School use the site and it would result in loss of playing fields and Urban Open Space.</p> <p>Not deliverable in a reasonable time.</p>

7	Land north of Courtyard Business Centre RH2 7QT	Open field	10 acres	Wide frontage along Lonesome Lane. 1.5 miles from existing school.	No	No	Yes	1.26 Miles	Freehold Title SY663356 with unknown ownership.	<p>General</p> <p>Access good.</p> <p>Located to edge of search area to south of built-up area.</p> <p>Timescale</p> <p>The site is not on the market and we have uncovered no evidence of past or anticipated marketing from our enquiries and liaison with local agents.</p> <p>Other</p> <p>Site forms part of housing allocation SSW9 within the DMP.</p> <p>Consider discussions with R&B over alternative use to housing but principle of removing from greenbelt has been secured through DMP.</p> <p>Alternative use may require further release of Green Belt to provide sufficient land supply for housing.</p>	<p>Not available.</p> <p>Achievable but would result in loss of housing land supply by virtue of the allocation.</p> <p>Not deliverable within a reasonable time.</p>
8	Shepherds Lodge, Park Lane RH2 8LA	Open field	22 acres	Wide frontage to Park Lane and existing access track to Shepherds Lodge building on the site. In close proximity of existing school.	No	Yes	No	0.49 Miles	Freehold Title SY437853 with unknown ownership.	<p>General</p> <p>The site slopes significantly, with a valley in the middle. There are access issues that would need to be addressed and the site is very close to the existing Sandcross School.</p> <p>Access issues as a result of SSW2 sustainable urban extension one-way system.</p> <p>Park Lane is a single lane road, and access via Searle Road would be problematic due to it being a cul-de-sac.</p> <p>Timescale</p> <p>The site is not on the market and we have uncovered no evidence of past or anticipated marketing from our enquiries and liaison with local agents.</p> <p>Other</p> <p>Greenbelt requires very special circumstances to be met. Adjacent to AGLV.</p>	<p>Not available.</p> <p>Not achievable due to poor access, Green Belt and adjacent to AGLV.</p> <p>Not deliverable in a reasonable time frame.</p>
9	Land south of Sandcross Primary School RH2 8HH	Open fields	36.4 acres	Wide frontage to Whitehall Lane and further access from Sandcross Lane. 1 mile by road from existing school.	No	No	Yes	0.96 Miles	Freehold Title SY422935 but unknown ownership.	<p>General</p> <p>Synergy with existing primary school to north.</p> <p>Good access and size.</p> <p>Site part of DMP allocation SSW2.</p> <p>Timescale</p> <p>The site is not on the market and we have uncovered no evidence of past or anticipated marketing from our enquiries and liaison with local agents. The ownership is unknown and a 'cold' approach to the owner is therefore problematic.</p> <p>Other</p> <p>Site identified as being suitable for Sustainable urban extension under DMP and not allocated for educational use.</p> <p>Alternative use may require further release of Green Belt land in the future to provide sufficient land supply for housing.</p>	<p>Not available.</p> <p>Achievable but would result in loss of housing land supply.</p> <p>Not deliverable within a reasonable time.</p>
10	Land at Hartwood Sports Ground, 160 Dovers Green Road RH2 8BY	Playing field and open field	Total 51 acres or splits into 8, 7, 13 and 38 acre fields	Wide frontage to Dovers Green Road A217 but not to 8 or 7 acre fields which would rely on the 13 acre site or existing access to Hartwood Sports Ground.	Part Floodzone 3	Yes	No	1.29 Miles	Four freehold titles: Reigate Grammar School own SY165046 (8 acre field), SY558517 (7 acre field)	<p>General</p> <p>Site large enough on its own or could merge with Land to North of Hartwood Lodge on west side of Dovers) SY165046.</p> <p>Long distance away from catchment and from settlement boundaries, so sequentially there are better sites available.</p> <p>Timescale</p> <p>The site is operational and not on the market. We have uncovered no evidence of past or anticipated marketing from our enquiries and liaison with local agents.</p>	<p>Not available due to significant land assembly issues.</p> <p>Not achievable due to Green Belt issues, and loss of playing fields.</p> <p>Not deliverable in a reasonable time frame.</p>

				1.5 miles by road from existing school.					and SY558517 (13 acre field) Unknown ownership of SY598159 (38 acre field)	<p>Other</p> <p>Owners of additional land to the south also could be approached, although ownership unknown and may not be required.</p> <p>SY558517: Site adjacent to new Sustainable urban extension in the DMP. Therefore, would be adjacent to new development.</p> <p>In Green Belt so would require very special circumstance to be demonstrated.</p> <p>SY165046: Site adjacent to new Sustainable urban extension in the DMP. Therefore, would be adjacent to new development.</p> <p>Site would need to be merged with Site 13 to ensure access – South Land on the west side of Dovers Green Road (Land Adjacent to Hartswood Playing fields) SY558517.</p> <p>Would result in the loss of playing fields and sports England would be unlikely to support such proposals.</p>	
11	Surrey Fire & Rescue Site, Wray Park Road RH2 0EJ	Partially built up, mainly grounds to Fire & Rescue building	Entire site 14 acres but operational	Access along existing Wray Park Road. 1 mile by road from existing school.	No	No	Yes	0.5 Miles	Surrey County Council Freehold Title SY117688 owned by SCC.	<p>General</p> <p>There are a number of access opportunities to the site that may need be discussed further with the Highways Authority.</p> <p>Access, size and location are adequate, and the site should be able to accommodate the school whilst being in the central Reigate catchment area.</p> <p>Timescale</p> <p>We have been advised the site will not be available and is not for sale given operational requirements.</p> <p>Owned by SCC but relies on relocation of Surrey Fire & Rescue which has no plans to vacate in the near future.</p> <p>Other</p> <p>The site is one of the main sites used by SCC for emergency contingency planning – required by Government.</p> <p>The site is also used for training of Surrey Fire and Rescue and relocation of the training centre would be required to make the site available.</p> <p>The training centre is one of very few in the country which has an unrestricted license to carry out fire training and burn hazardous materials for training.</p> <p>Part of the site is Urban Open Space and the policy resists the loss of open space however there is a criteria that may allow for school expansion.</p> <p>Given the unrestricted licensing there is likely to be potential land contamination issues. This could impact on viability and deliverability.</p> <p>There are amenity issues with the retention of the fire and rescue training centre and Surrey Fire and Rescue and locating a School adjacent to these uses in terms of fumes and noise and disturbance from the blue light operations.</p> <p>Health and safety matters pertaining to operational site adjacent to a school together with safeguarding matters.</p>	<p>Not available in the near future as required by SCC for other Surrey Fire and Requirements.</p> <p>Achievable though has significant constraints in terms of the retention of Surrey Fire and Rescue.</p> <p>Not deliverable in a reasonable time frame and potential contamination issues may affect viability.</p>
12	Hope Cottage - land east of Dovers Green and Sidlow	Open fields	923.7 acres	Access from Dovers Green Road or Clayhall Lane or Sliphatch Road. Situated south of built-up area of Reigate. 1.5 miles from existing school.	Flood Zone 3 in part	Yes	No	1.3 Miles	Freehold Title SY198212 but unknown ownership.	<p>General</p> <p>Large freehold title, although freeholder unknown. This site is included given size and single ownership, although access and location are not ideal.</p> <p>Not sustainable location.</p> <p>Timescale</p> <p>The site is not on the market and we have uncovered no evidence of past or anticipated marketing from our enquiries and liaison with local agents.</p> <p>Other</p> <p>Site constrained to south or north to avoid impact on SNCI and Ancient Woodland.</p>	<p>Not available.</p> <p>Not achievable due to Green Belt, ecological designations.</p> <p>Not deliverable in reasonable time frame.</p>

										Consider developing adjacent to edge but still would need to demonstrate very special circumstances due to Green Belt designation.	
13	Redhill & Reigate Golf Course RH1 6LB	Golf Course	176.50 acres Clubhouse and car park 1.10 acres	Access is suitable off Pendleton Road and Woodhatch Road. 1.5 miles from site	No	Yes	No	1.03 Miles	Common Land (controlled by Reigate & Banstead) Freehold Title SY792181 owned by Reigate and Banstead Borough Council.	<p>General</p> <p>Redhill & Reigate Golf Course has closed.</p> <p>The site is common land and this would preclude the development of the golf course.</p> <p>Further possibility of clubhouse site to north of Pendleton Road</p> <p>Title SY467828 Clubhouse has been marketed via Fleurets and is not large enough for the requirement.</p> <p>The site is not available and is common land and RBBC have confirmed that they would not allow development on this site.</p> <p>Other</p> <p>Site is Green Belt and would require very special circumstances to be demonstrated.</p> <p>LNR and SINC designations would require significant mitigation measures.</p>	<p>Available</p> <p>Not achievable due to Green Belt, SNCI and Common Land.</p> <p>Not deliverable and would require significant mitigation due to SNCI</p>
14	Redhill Reserves Centre, 1 Batts Hill, Redhill, RH1 1DS	Buildings and Land of Reserves Centre	9.8 acres	Existing access from Batts Hill 1.5 miles from existing school	No	No	Yes	1.17 Miles	Two freehold titles - SY743733 owned by Southeast Reserve Forces & Cadets Assoc Reigate & Banstead BC – SY777440 (subject to lease to DIBC 2002)	<p>General</p> <p>The site is operational and not on the market. We have uncovered no evidence of past or anticipated marketing from our enquiries and liaison with local agents.</p> <p>Timescale</p> <p>Relies on co-operation from separate owners and land assembly.</p> <p>Other</p> <p>Outside the Reigate target catchment area being located in Redhill.</p> <p>Vacant possession would be required from the elements of the estate which are subject to leases.</p>	<p>Not available.</p> <p>Not achievable or suitable due to distance from existing school.</p> <p>Not deliverable in a reasonable time frame.</p>
15	Industrial Estate at Albert Road North RH2 9RS	Industrial Estate	5.75 acres	Existing access of Albert Road North. 1 mile from existing school.	No	No	Yes	0.59 Miles	Multiple freehold titles under separate ownerships.	<p>General</p> <p>Unlikely to be deliverable given multiple ownerships on estate, although possibly the site could be divided so that not all owners are required to be co-operative.</p> <p>Existing access compromised and poor-quality road into estate.</p> <p>Timescale</p> <p>The site is operational and only a very small proportion is on the market at the time of reporting. The fragmented ownership make assembly unviable.</p> <p>Vacant possession would be required from the elements of the estate which are subject to leases.</p> <p>Other</p> <p>Potential land contamination issues could impact on viability of school.</p> <p>Amenity issues in terms of noise from railway and neighbouring uses.</p>	<p>Only small part of whole site is currently available for sale</p> <p>Not achievable due to land contamination issues and noise issues.</p> <p>Not deliverable in a reasonable time frame.</p>
16	Dunottar School, High Trees Road RH2 7EL	School site and playing fields	15.4 acres (incl existing school building)	Existing access from High Trees Road. 1 mile from existing school.	No	No	Yes	1 Mile	Two separate Titles - SY665565 SY186888 Both owned by United Church Schools Foundation Ltd	<p>General</p> <p>Would impact on Grade II Listed Building setting and grounds.</p> <p>Of a size whereby it could be split to include a further school and grounds.</p> <p>Timescale</p> <p>Site is in use and occupation by existing school.</p> <p>Other</p> <p>Site is Urban Open Space.</p>	<p>Not available.</p> <p>Not achievable due to Listed Building and loss of significant tree cover and loss of playing field.</p> <p>Not deliverable in a reasonable time frame.</p>

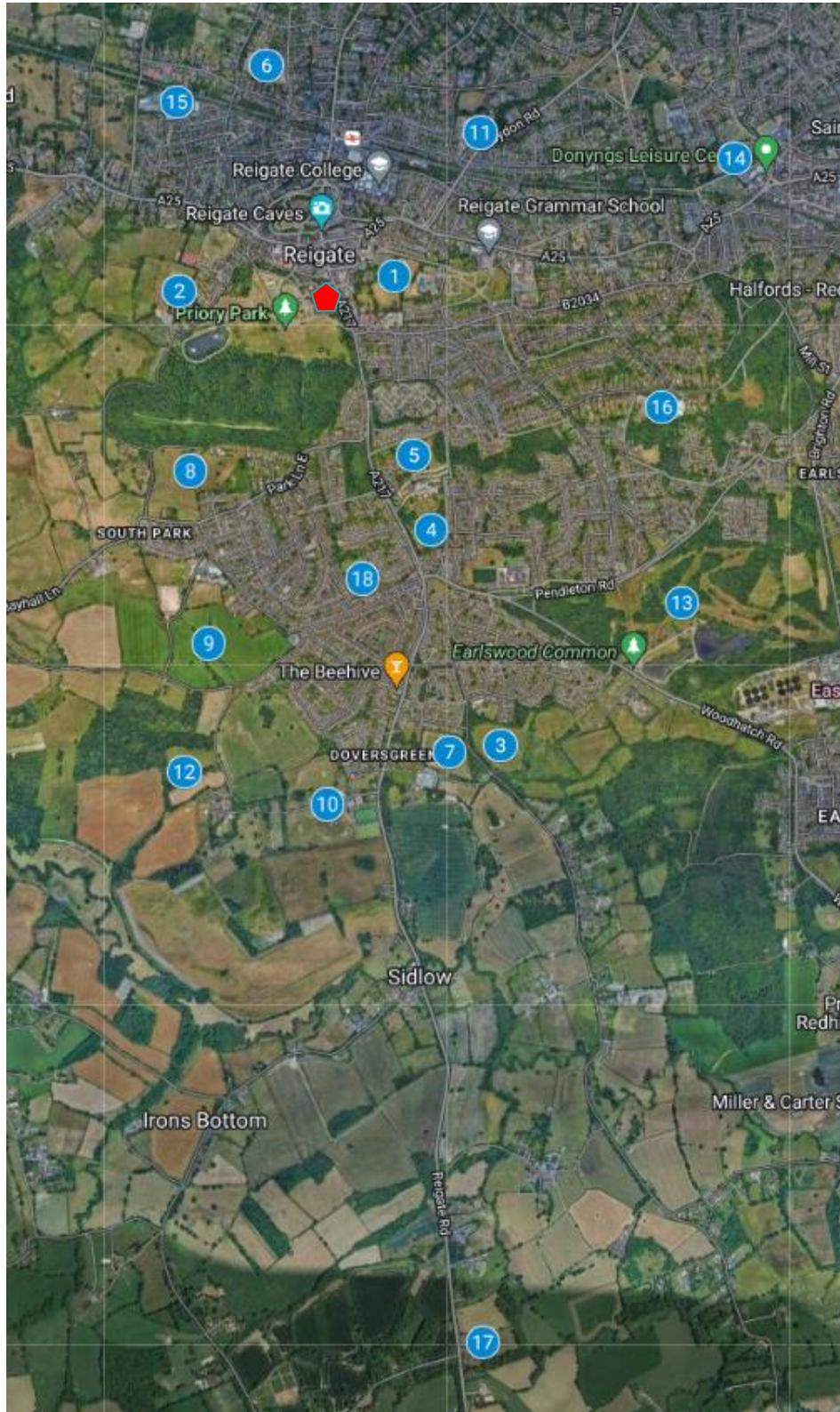
										<p>The site has significant tree coverage and would require mitigation for removal of trees.</p> <p>Loss of playing fields Sports England would likely resist development.</p>	
17	Lower Duxhurst Farm, Sidlow, Reigate RH2 8QH	Detached 3 Bedroom Farmhouse with a range of traditional and modern farm buildings	48.19 acres	Existing access off Reigate Road 3 miles from existing school	Floodzone 2 and 3	Yes	No	2.93 Miles	Freehold title SY111382	<p>General Outside Catchment Area.</p> <p>Timescale Agricultural land. On the open market for sale freehold asking price £1.75m. Under offer at the time of reporting.</p> <p>Other Green Belt will need to demonstrate Very Special Circumstances.</p>	<p>Under Offer</p> <p>Not achievable due to Green Belt and outside catchment area.</p> <p>Not deliverable in a reasonable time.</p>
18	Malling Health South Park Surgery, 42b Prices Lane, Land lying to the north of Prices Land RH2 8AT	Former Health centre, house and allotment fields	5.12 acres	Existing direct access off Prices Lane Close proximity to school of 1 mile	No	No	Yes	0.77 miles	3-4 separate titles Allotment - SY58928 - owned by the Mayor Aldermen & Burgesses of the borough of Reigate. Surgery - SY636296 – freeholder unknown - lease to Malling Health South UK House - SY658573 - Owner Hyde Housing Association	<p>General Care facility which closed as a surgery in 2017, with adjoining detached house. Existing vehicle access to allotments also off Prices Lane between the retirement homes and 42b. Falls within the catchment area of the school close to Woodhatch junction.</p> <p>Timescale Three separate owners and not on the market. All three sites would need to be merged and the allotments sit immediately adjacent to Churchill retirement homes.</p> <p>Other Would result in the loss of allotments and Urban Open Space. Would require land assembly from various owners.</p>	<p>Not available and would require land assembly.</p> <p>Not achievable would result in loss of allotments and Urban Open Space.</p> <p>Not deliverable in a reasonable time frame.</p>

5 Conclusion

- 4.5. The above table sets out detail in relation to availability, achievability, and deliverability of each site, and we will not repeat those findings here.
- 4.6. As may be expected in such a built-up area, our search has uncovered very few deliverable sites. As detailed above, whilst several sites are identified as being suitable in regard to location, size and accessibility, few are suitable in all those regards.
- 4.7. Primarily sites have been discounted due to ownership concerns or, purchase challenges (e.g. under offer, not on the market etc), our enquiries not uncovering current availability or, even historic marketing.
- 4.8. Some sites are operational with legally binding leases in place and would require vacant possession negotiations. Other primary reasons for discounting sites are location (being outside a suitable distance of the town or the existing Priory School site) and size.
- 4.9. The only site we consider deliverable are those at the Land South of Woodhatch Place. In conclusion, we therefore recommend the Land South of Woodhatch Place site as the most suitable options for the proposed acquisition and development from a planning perspective. This recommendation is based upon the size, location, ownership, and access (plus core criteria of being available, achievable and deliverable).

Appendix 1 - Site Plans

Location Map

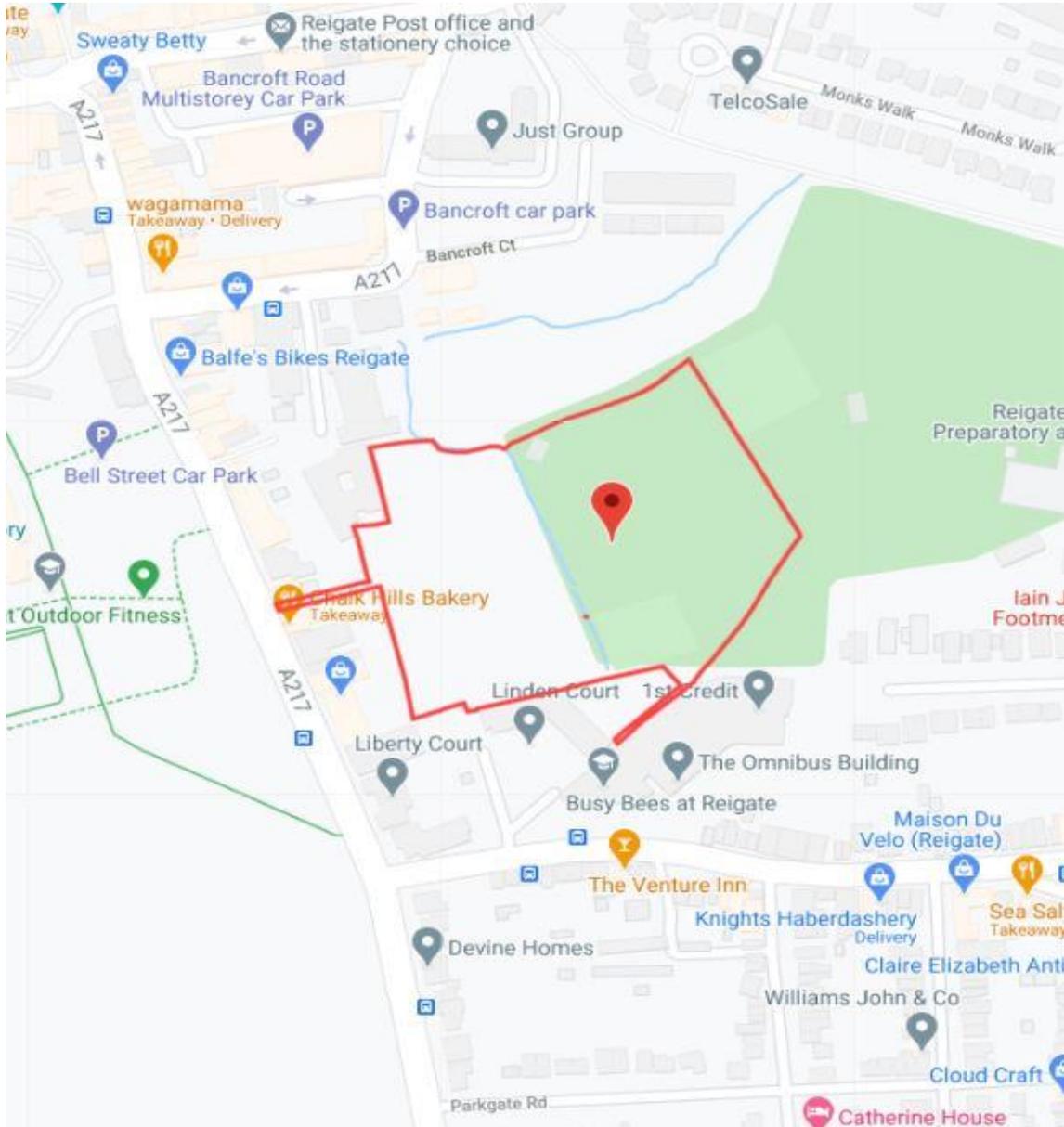


 = Existing Reigate Priory School site

No: 1

Land west of St Mary's Preparatory and Choir School (east of Bell Street) RH2 7RN

6 Acres



10

No: 2

Reigate Rugby Club and Land west of Park Lane RH2 8JX

15.5 – 40 Acres

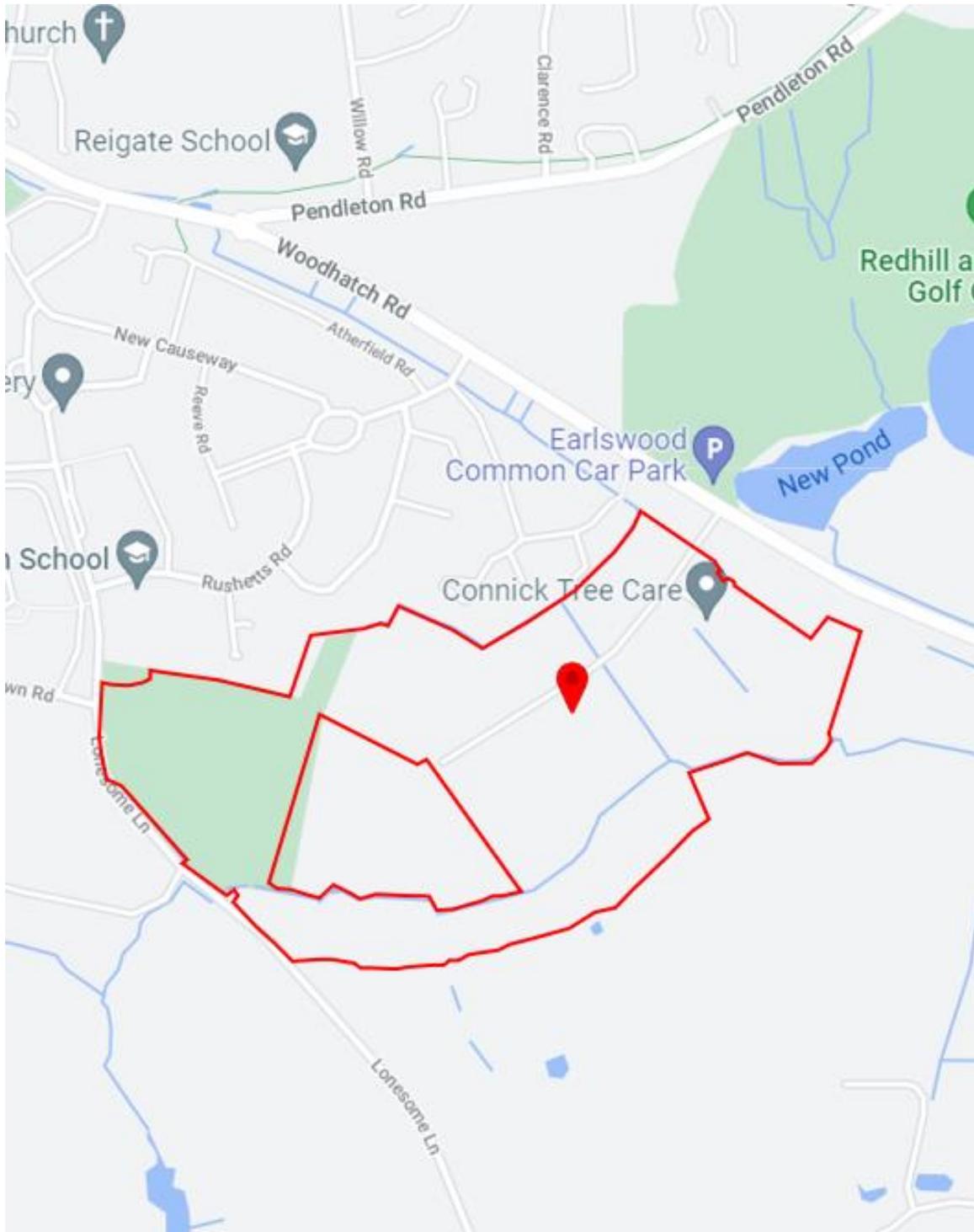


10

No: 3

Land east of Lonesome Lane RH2 7QH

60 Acres



No: 4

Land south Woodhatch Place, Cockshot Hill, Reigate, RH2 8EF

9 Acres



10

No: 5

Land north of Woodhatch Place, Cockshot Hill, Reigate, RH2 8EF

20.6 Acres

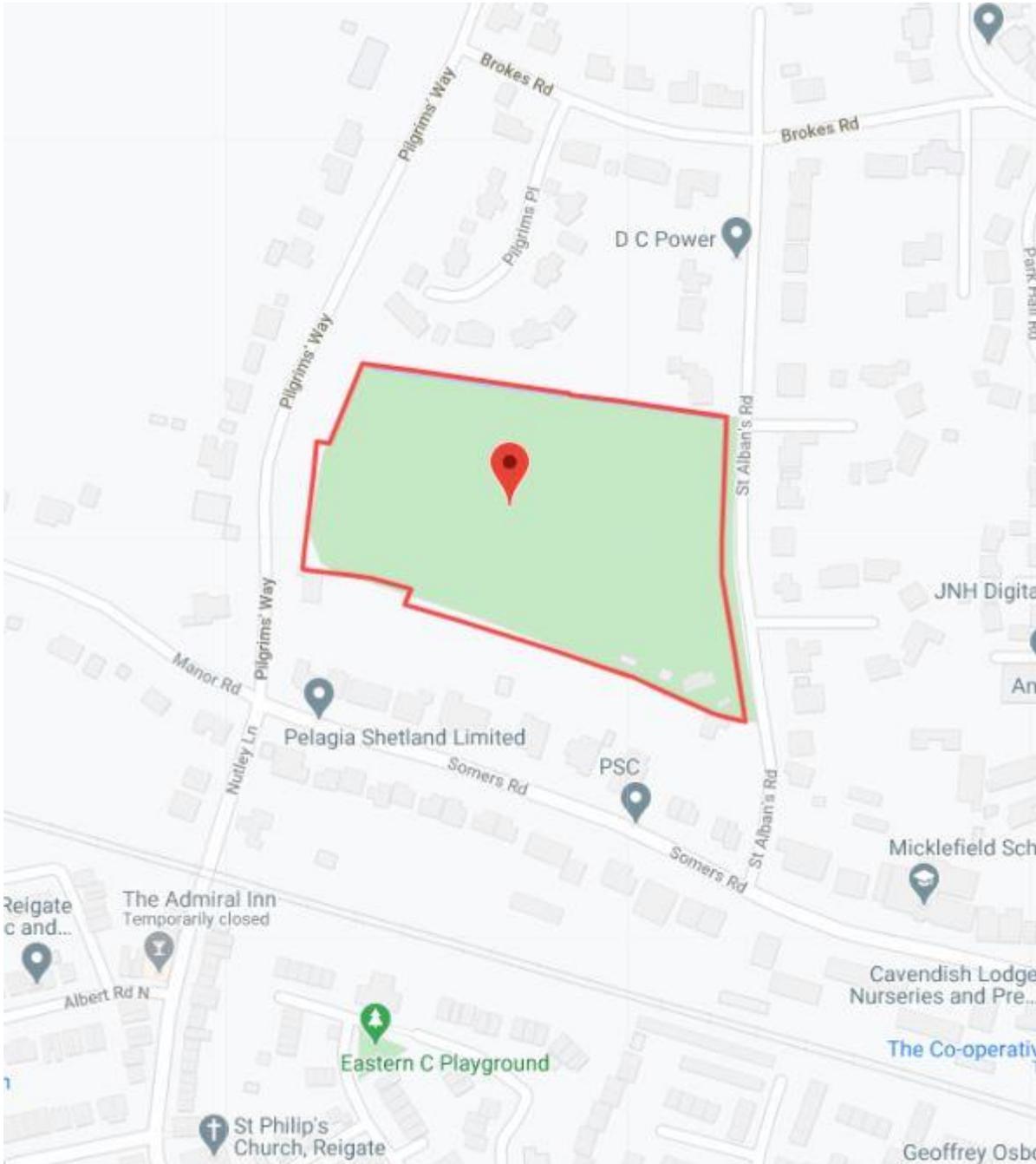


10

No: 6

Site west of St Albans Road RH2 9LN

5.8 Acres

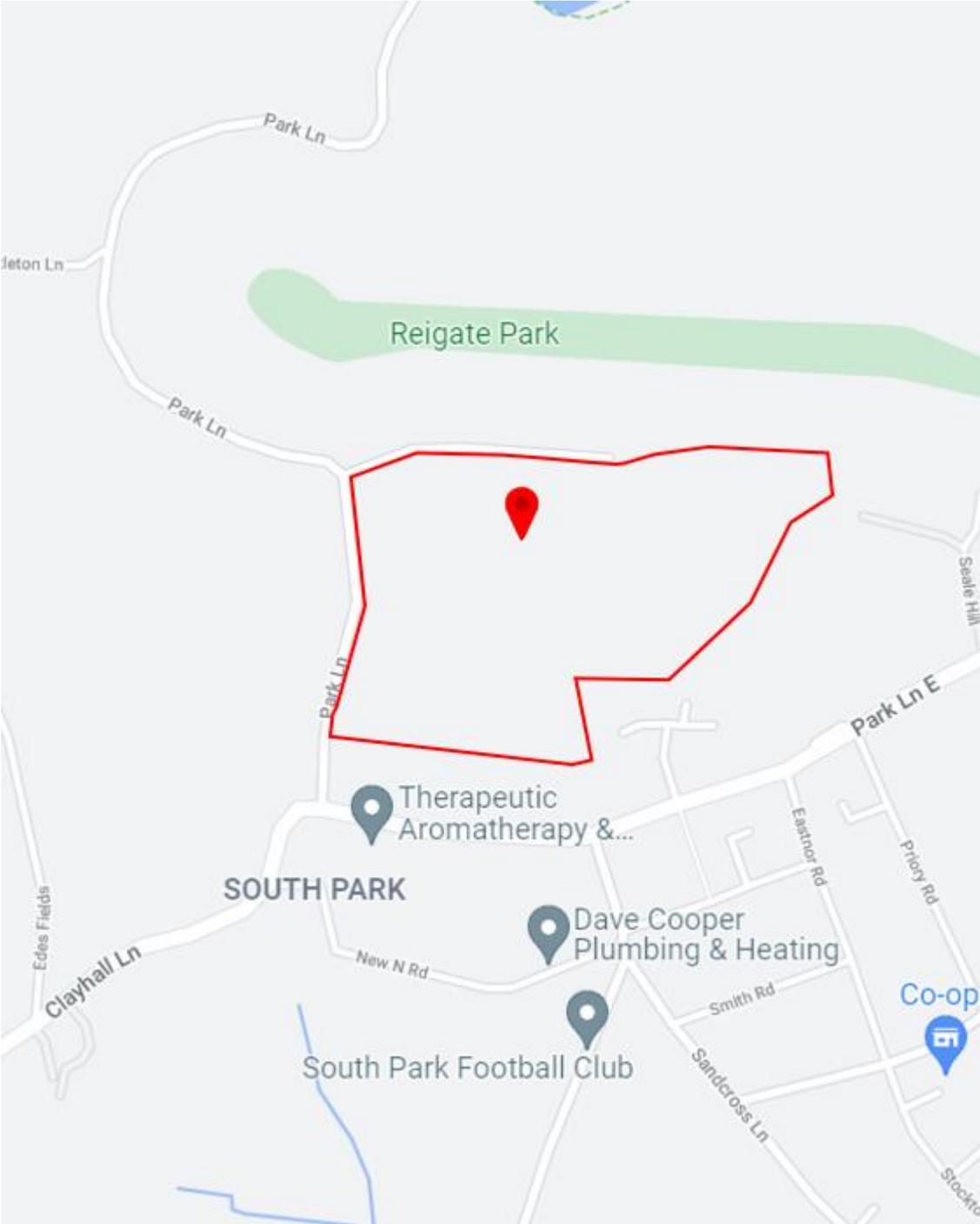


10

No: 8

Shepherds Lodge, Park Lane RH2 8LA

22 Acres

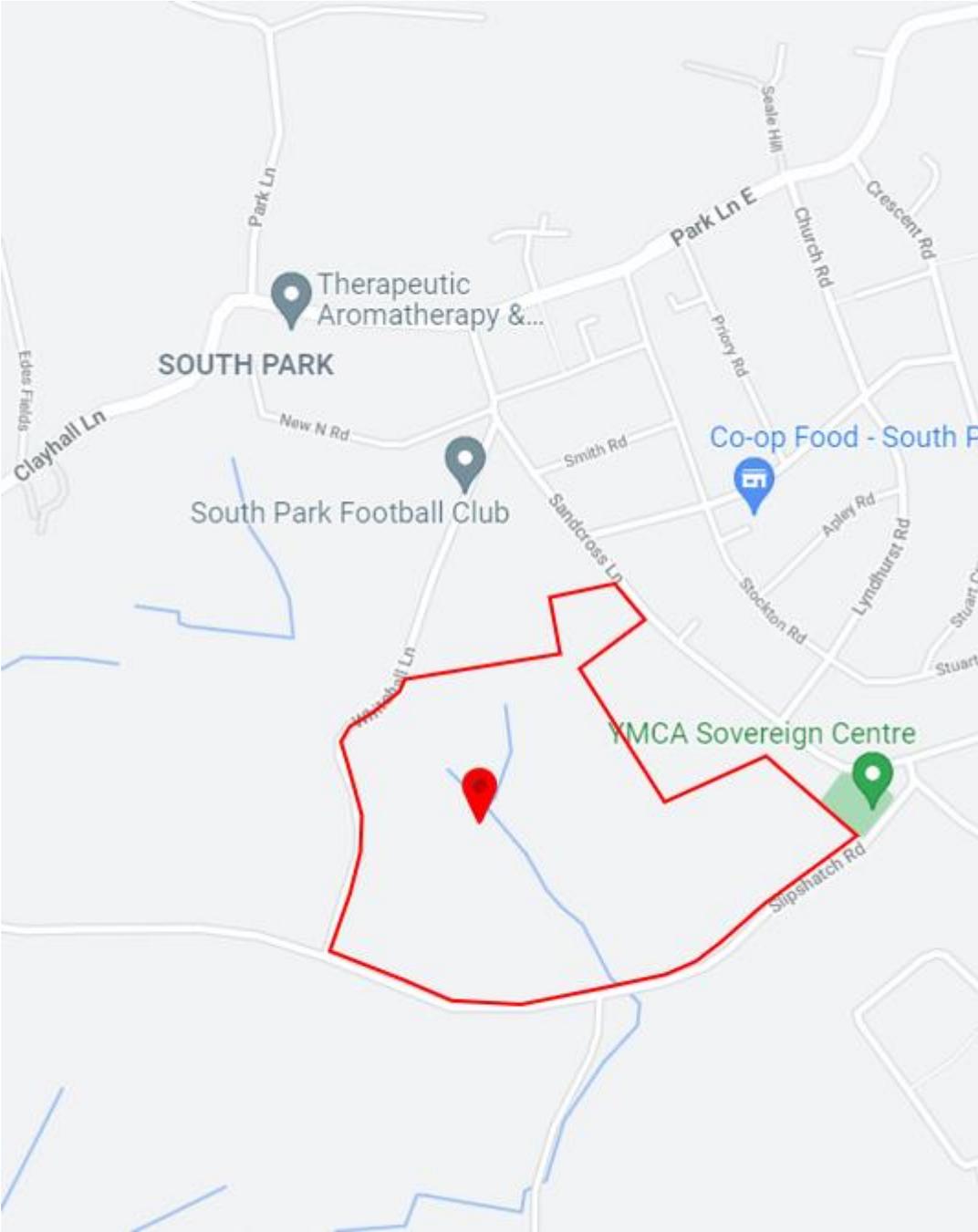


10

No: 9

Land south of Sandcross Primary School RH2 8HH

36.4 Acres



10

No: 10

Land at Hartswood Sports Ground, 160 Dovers Green Road RH2 8BY

51 Acres (Total)

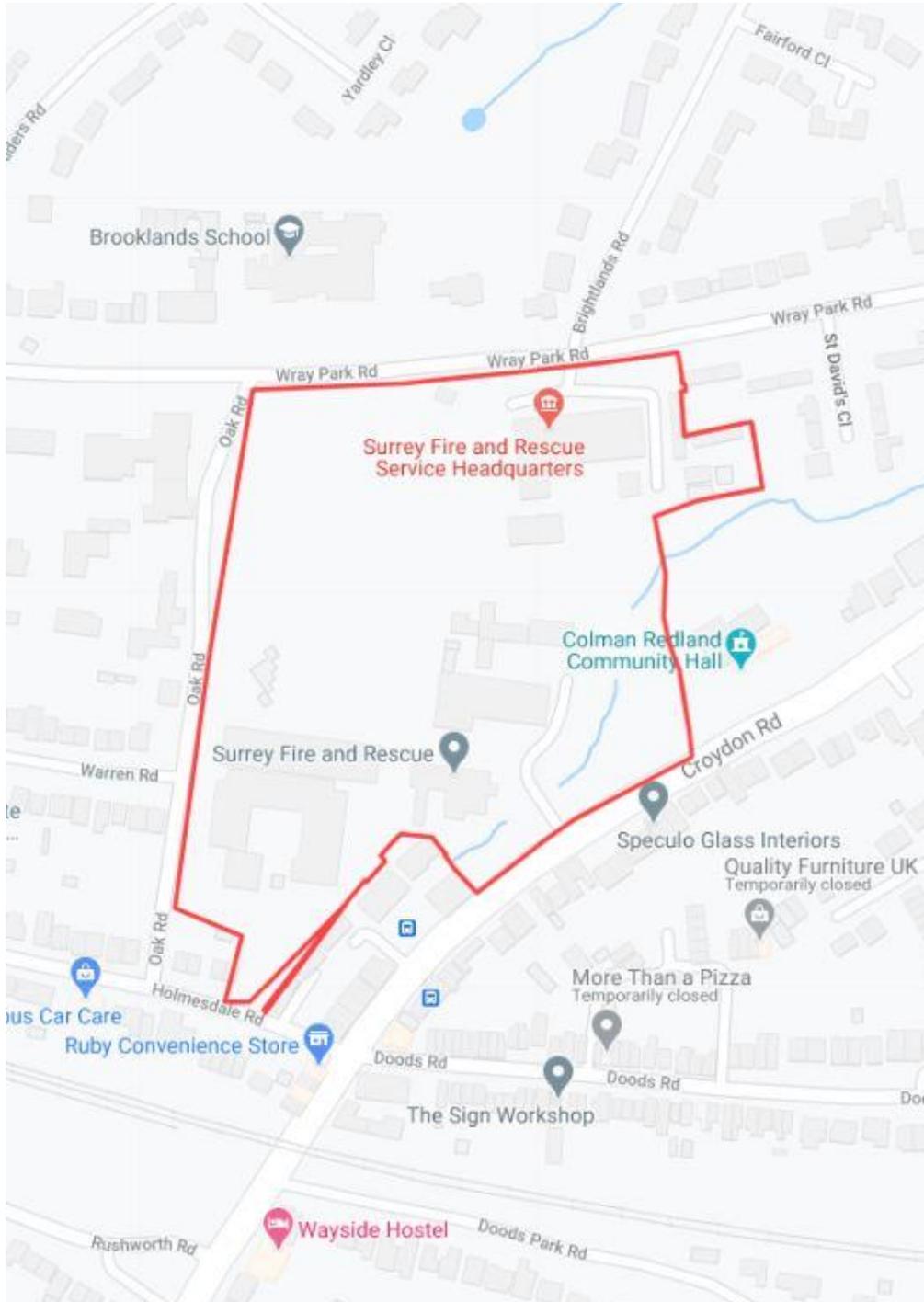


10

No: 11

Surrey Fire & Rescue Site, Wray Park Road RH2 0EJ

14 Acres



10

No: 12

Hope Cottage - land east of Dovers Green and Sidlow

923 Acres

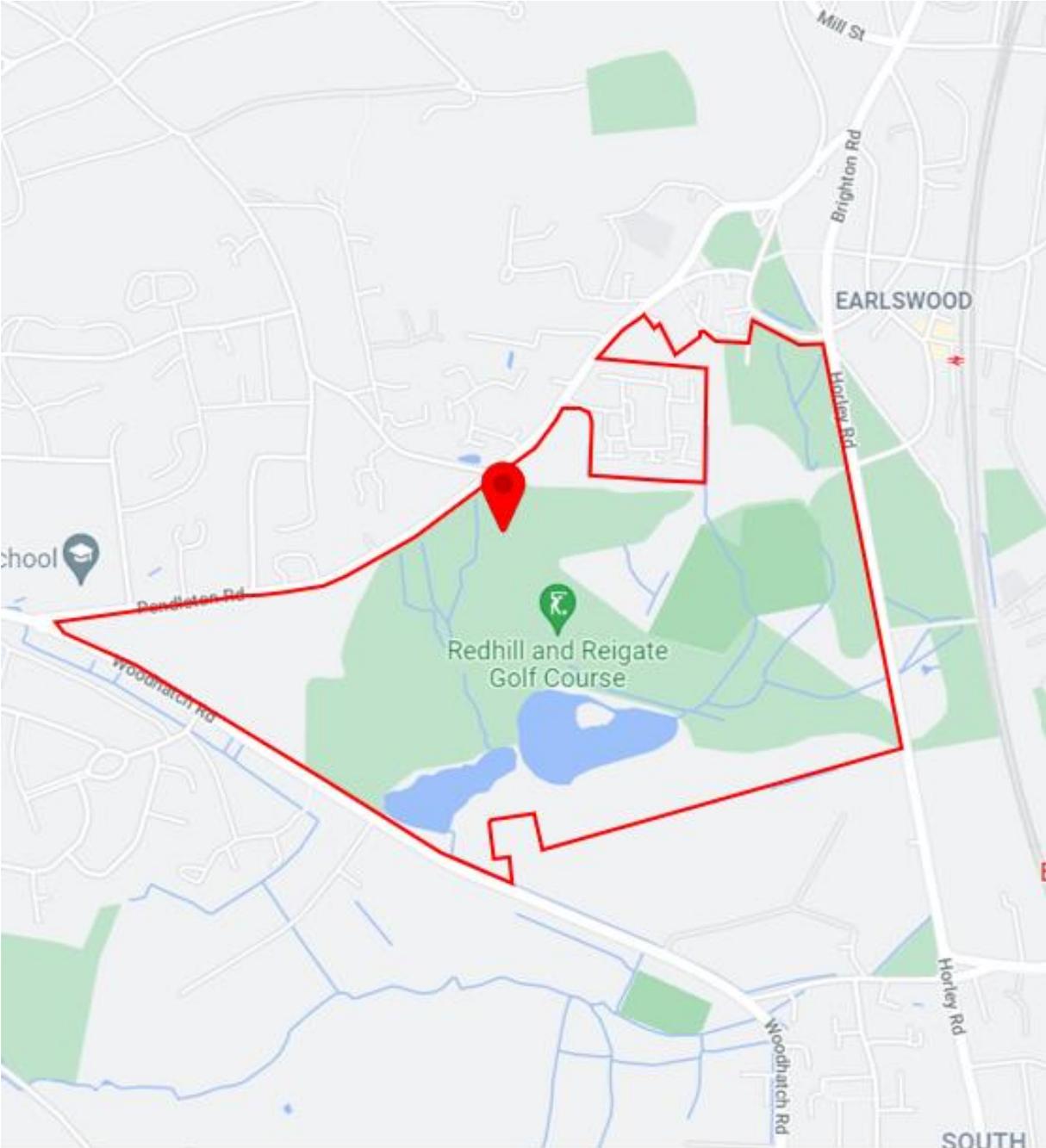


10

No: 13

Redhill & Reigate Golf Course RH1 6LB

176 Acres

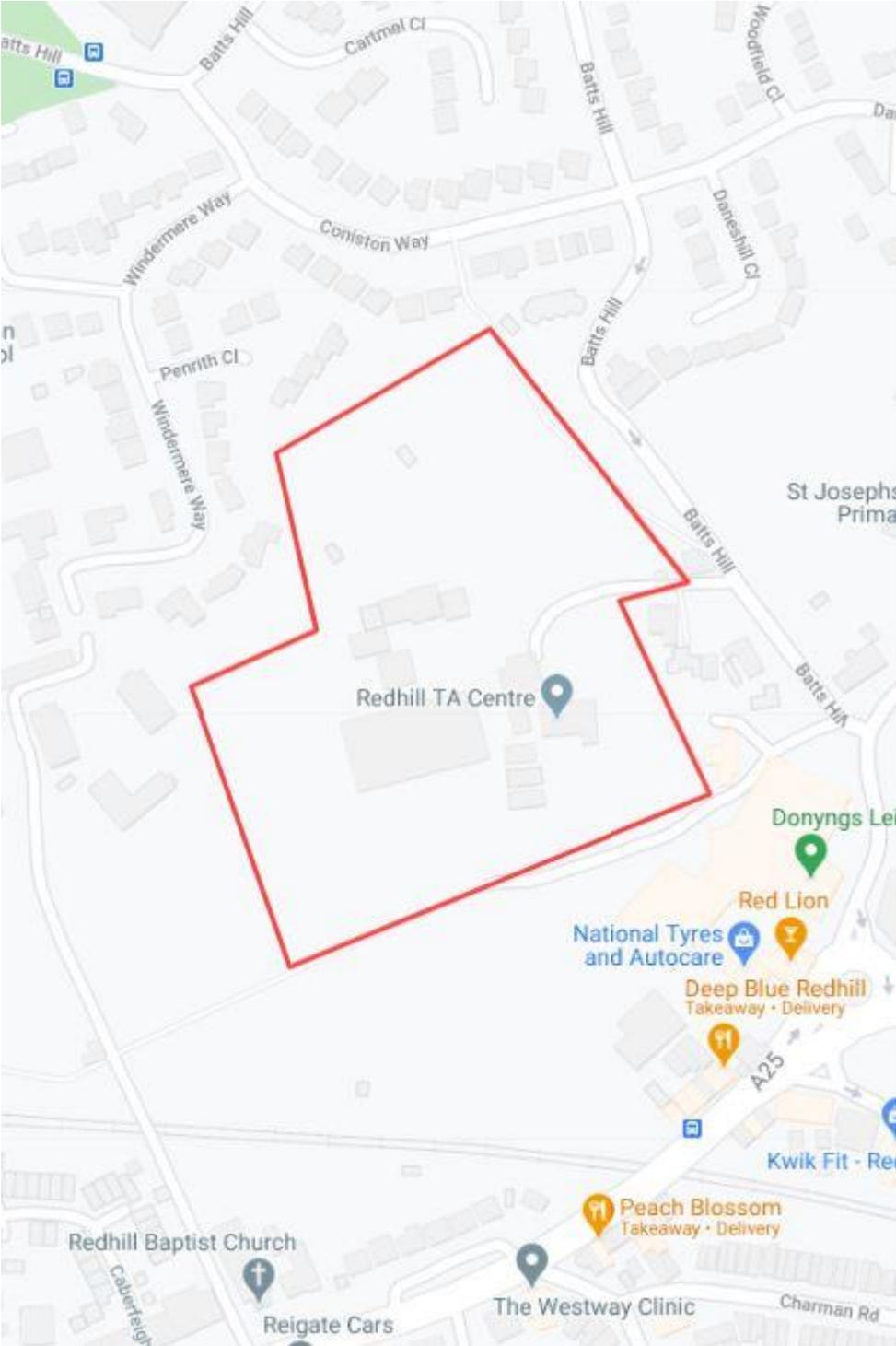


10

No: 14

Redhill TA Centre (1 Batts Hill, RH1 1DS)

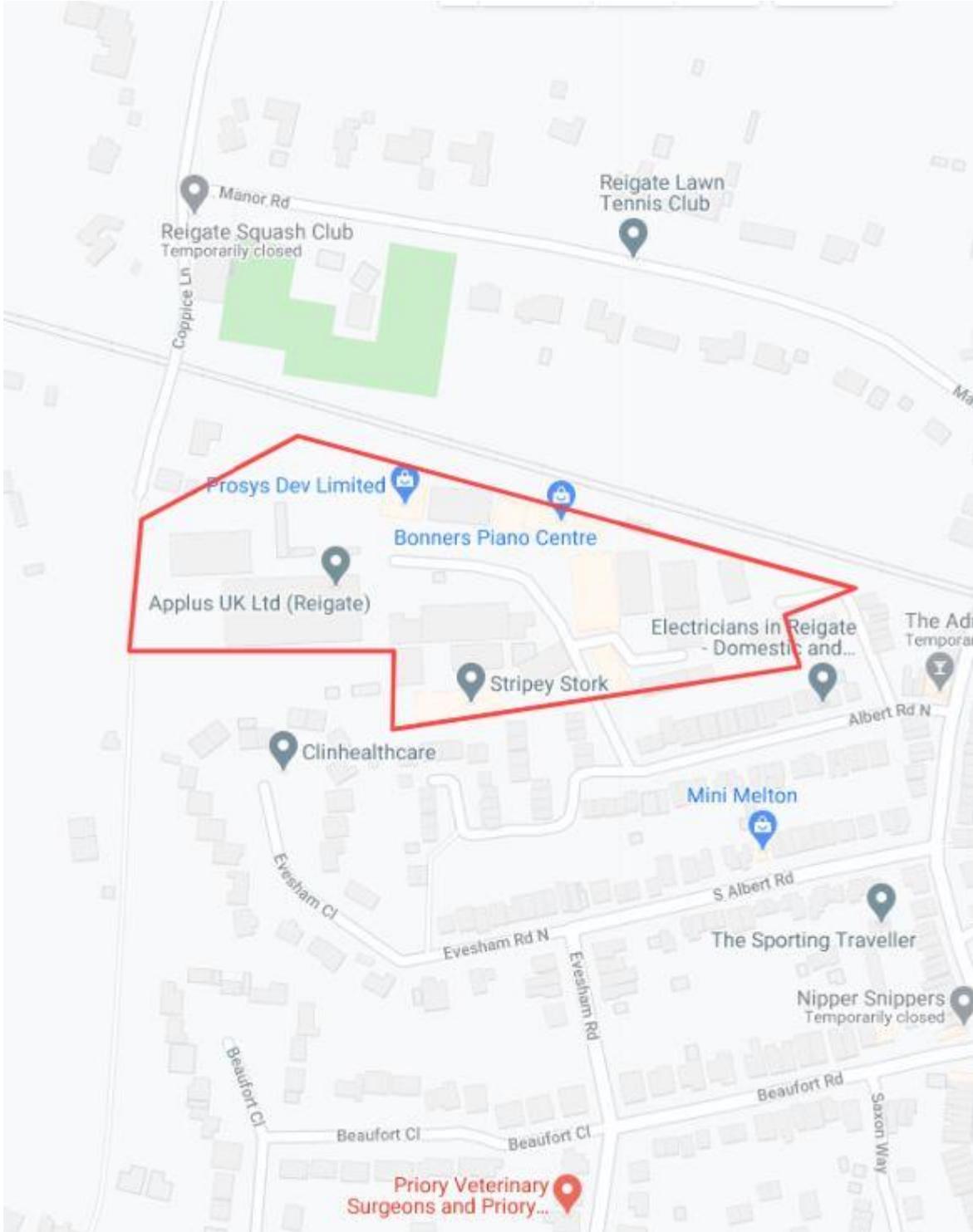
9.8 Acres



No: 15

Industrial Estate, Albert Drive Road RH2 9RS

5.75 Acres

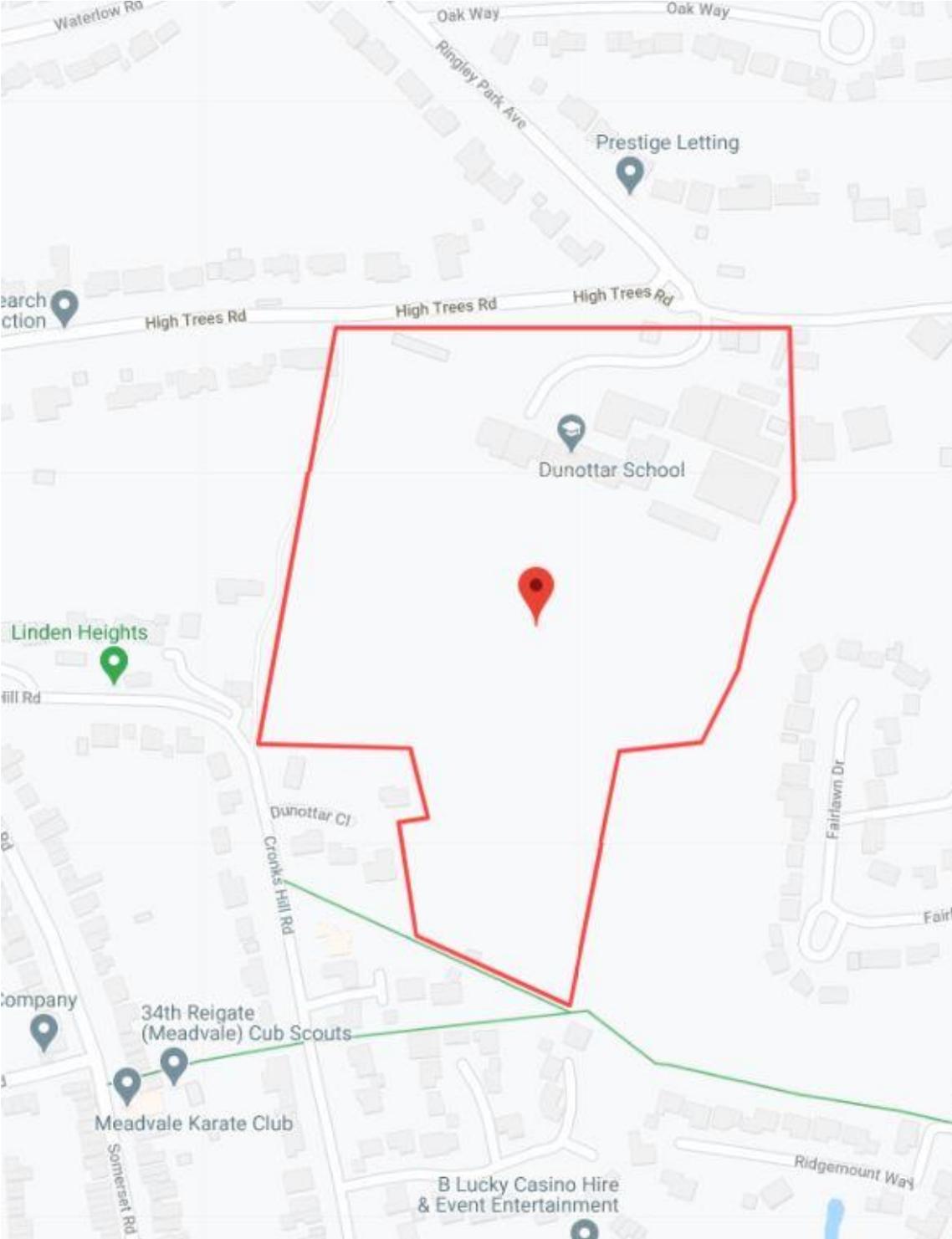


10

No: 16

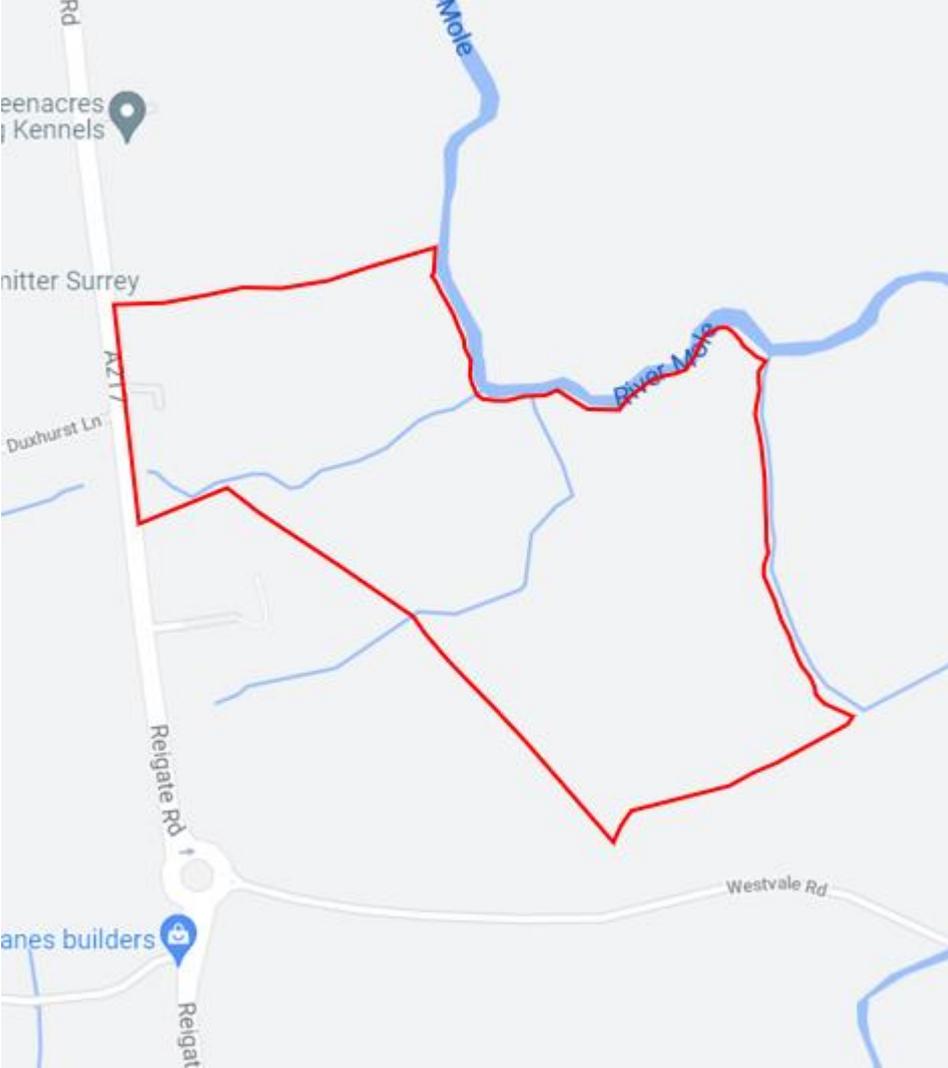
Dunottar School, High Trees Road, RH2 7EL

15.4 Acres



10

No. 17
Lower Duxhurst Farm, Sidlow, Reigate, RH2 8QH
48.19 Acres



10

No: 18

Malling Health South Park Surgery, 42b Prices Lane, Land lying to the north of Prices Lane, RH2 8AT

5.12 Acres



10

Appendix 2 Requirement Circular



Looking for 5 To 14 Acres of D1 (Non Residential Institutions), Development Land, Education in Reigate (+ 2 miles)

Listed by:
Vail Williams

"Land required for new educational facility

Sites with existing buildings considered

Reigate ONLY"



Mikael Goldsmith Vail Williams
07435 829881

A quick summary

Tenure: For Sale

Size: 5 to 14 Acres

Property type(s): D1 (Non Residential Institutions), Land

Reporting date: 2nd August

Target occupancy: Q4 2024

10

Expertise

Related Services

Agency – Renting & Letting

Comprehensive commercial property search and acquisition / letting service, designed to help you to achieve the best possible property outcome - whether occupier or landlord.

Buying & Selling

Support throughout the process of acquiring or selling freehold commercial premises or development land.

Business Rates

Expert support to navigate the increasingly complex world of business rates, exploring opportunities to save you money at every turn.

Building and Project Consultancy

Technical property services designed to support you throughout the lifecycle of your property needs, whether occupier, landlord, investor, developer, or lender.

Building Surveying

Professional technical building surveying services, to provide insight for evidence-based property decision-making.

Property Development

Advice for landowners and property developers and their professional teams, to realise best development value in line with your objectives, for commercial, residential, and mixed-use schemes.

Lease Advisory

Commercially astute, detailed strategic advice on all aspects of commercial property leases for occupier and landlords - from pre-contract negotiations and rent reviews, to lease renewal and exit strategy.

LPA Receivership

Specialist advice for lenders with non-performing loans, to recover money owed on defaulted loans, with a clear strategy and in the most efficient way possible.

Marine & Leisure

Full-service property advice to help occupiers, landlords and investors throughout the lifecycle of their marine and leisure asset needs - from buying and selling, to fundamentals like income, profitability and cashflow.

Occupier Advisory

Full-service advice for occupiers of commercial property, to ensure property strategy is aligned with business needs, either managing properties for you, or supporting in-house teams to ensure your portfolio becomes a true asset.

Planning

Advising landowners, developers, and their teams, on the most appropriate planning strategy to achieve planning consent, ensuring the successful delivery of your project in line with your objectives.

Project Management

Working with developers, owner occupiers, tenants and funders, to plan, budget, oversee and document all aspects of your project, to ensure successful delivery on time and on budget.

Property Asset Management

Bespoke property asset management services for local authorities, private individuals, property companies and trust funds, delivered by a team of over 25 client accountants, facilities managers, and surveyors.

Property Investment

Working with institutional investors, property companies and private investors, as well as over 45 local authorities across the UK, to acquire property investments, maximise their value and ongoing return, or achieve the best possible returns upon their sale.

Residential Property

Understanding the full dynamics of residential property as an investment, our team of over 40 planners, property valuation experts, building surveyors, investment advisers and development consultants, will ensure your residential projects happen.

Valuation

Accurate property valuation assessments delivered by experienced surveyors across a variety of sectors and asset classes, for secured lending, acquisition, tax or financial reporting purposes.

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Our services:

- Building Consultancy
- Business Rates Consultancy
- Commercial Property Investment
- Lease Advisory
- LPA Receivership
- Marine and Leisure
- Occupier Advisory
- Property Acquisition and Disposal
- Property Asset Management
- Property Development Consultancy
- Property Planning Consultancy
- Property Valuation

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