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Land at Deans Lane, Nutfield, Surrey, RH1 4HW

CONSENTED 4/5 BEDROOM HOUSE WITH 3 ACRES

FREEHOLD FOR SALE

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PROPERTY SUMMARY

- **Rare opportunity to purchase a consented building plot set in 3 acres of land**
- **Total site area of 3.02 acres/ 12,299 Sq.M**
- **Planning consent for 4/5 bedroom house - Tandridge DC Ref: TA/2024/329**
- **Excellent potential for equestrian usage, dog kennels or similar (subject to consent)**
- **Freehold Price £695,000 (subject to contract).**

LOCATION

The property is situated in Nutfield, Surrey. Dean's Lane is just off the A25, providing convenient access to Redhill, Reigate, Bletchingley, Godstone and Oxted. The site is situated on the south side of the A25 Bletchingley Road and to the west of Deans Lane.

The location benefits from strong road connections, offering easy access to Junction 8 of the M25 and Junction 9 of the M23. Gatwick Airport lies approximately 7 miles to the south. Nutfield Railway Station is within easy reach and offers regular services to Redhill and East Croydon and central London (via Redhill).

DESCRIPTION

Opportunity to purchase a broadly rectangular greenfield site in an attractive Surrey location.

The land would be well suited to an owner looking to develop their own house and equestrian facilities or dog kennels or similar (subject to any necessary consents).

The local area is renowned for its pretty Surrey countryside and offers extensive walking and riding. The existing planning consent relates to an area of concrete hard standing towards the northwest corner of the site.

ACCOMMODATION & SITE AREAS

The consented house provides an open plan kitchen, dining and living room together with master bedroom, ensuite bathroom, wet room, study, utility room and garage on the ground floor. The first floor provides 3 further bedrooms and 2 further bathrooms. The gross internal floor areas are:

Ground Floor	2,045 sq.ft	190 sq.m
First Floor	883 sq.ft	82 sq.m
Total	**2,928 sq.ft**	**272 sq.m**

The Site extends to approximately 3.02 acres / 12,299 sq.m

PLANNING

Planning consent was granted on 11 July 2024 for change of use of land from Class B8 (open storage and parking) to Class C3 (residential) and erection of detached dwelling with associated parking, entrance gates and amenity space under ref: TA/2024/329 (Tandridge District Council).

TERMS

Offers in the region of **£695,000** are sought for the freehold interest with full vacant possession. **Subject to Contract.**

VAT It is understood that VAT is **not** applicable to the sale price.

LEGAL COSTS Each party is to bear their own legal costs.

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Existing Hardstanding Surface



For further information or to view please contact:

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Access from Deans Lane



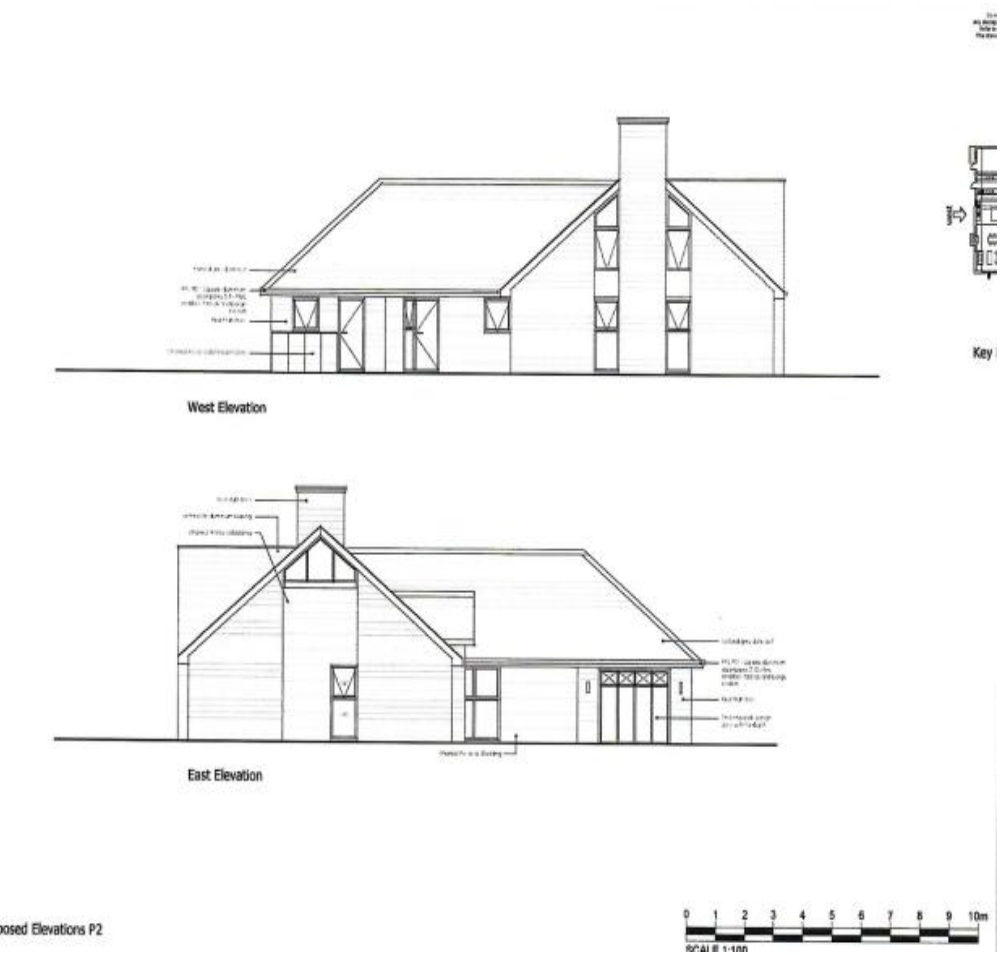
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For illustrative purposes only – Not to Scale
Please see site edged in red



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Proposed Elevations



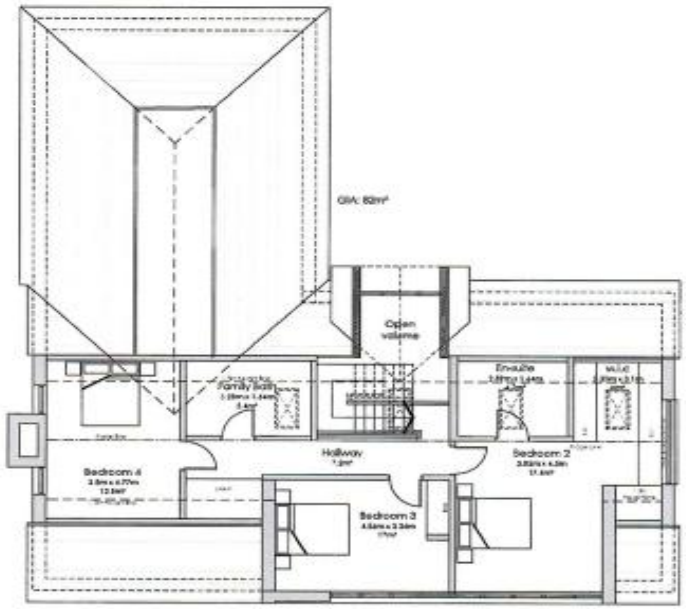
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Proposed Site Plan

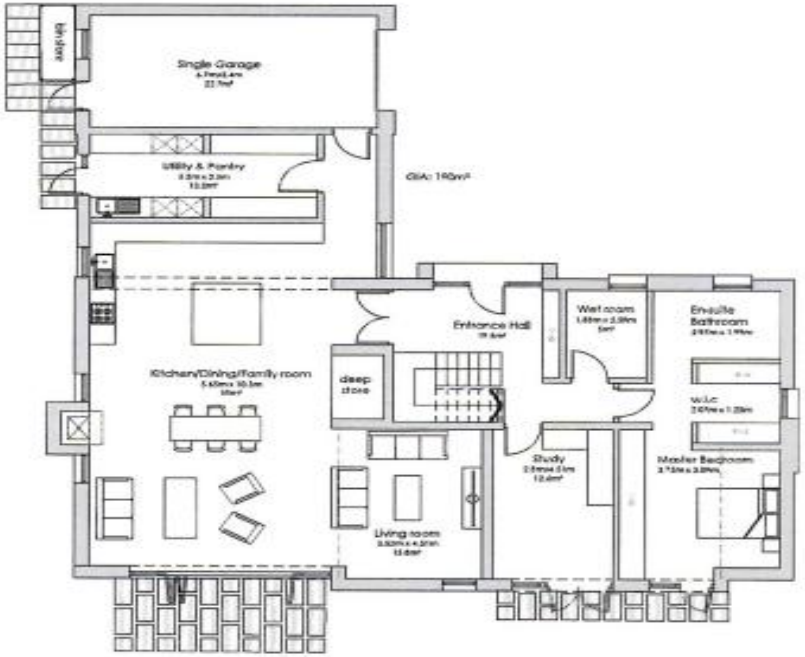


As Proposed Site Plan

Proposed First Floor Layout



Proposed Ground Floor Layout



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