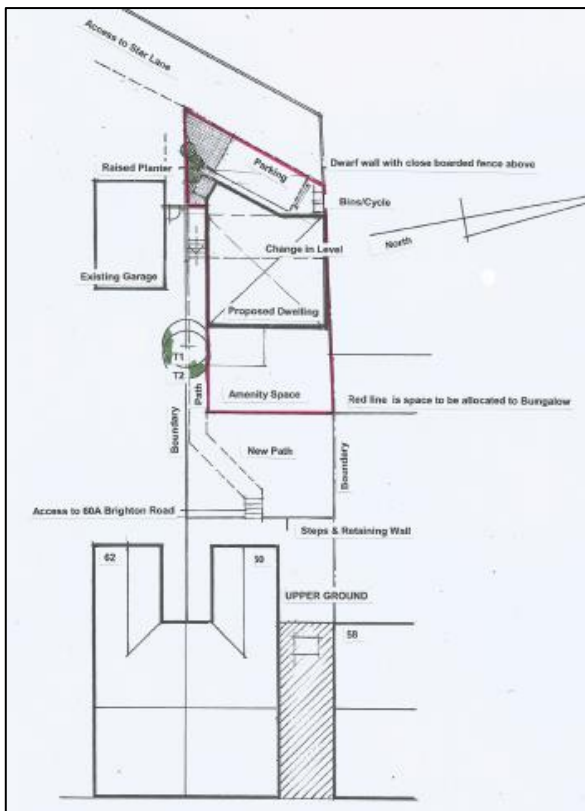


## **RESIDENTIAL BUILDING PLOT (PLANNING GRANTED FOR DETACHED BUNGALOW)**

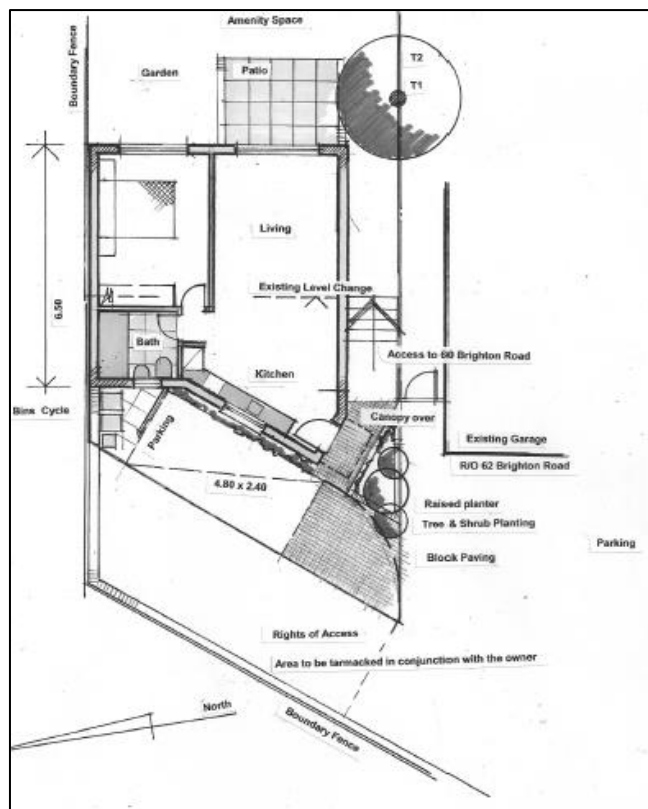
**LAND REAR OF  
60 BRIGHTON ROAD  
HOOLEY CR5 3EE**



**SITE AREA: 1,142 Sq. Ft. (106.08 Sq. M.)**



**LOCATION PLAN**



**SITE PLAN**

## **LOCATION**

The site is located to the rear of 60 Brighton Road and is accessed via a private road from Star Lane. This site is approximately 3½ miles north of the M23 with the M25 (Jct 7) and the national motorway network beyond.

Coulsdon South station is approximately 1¾ mile to the north, whilst Chipstead station is approximately 2½ mile to the north-west. Both provide regular services to Central London, Surrey and Sussex.

## **DESCRIPTION**

The site currently comprises garden land to the rear of 60 Brighton Road.

## **PLANNING POTENTIAL**

Planning permission was granted under application 17/00513/F by Reigate and Banstead Borough Council for a one bedroom detached bungalow with a parking space.

## **TENURE**

The premises is available freehold with vacant possession.

## **CiL**

To be advised.

## **VAT**

We understand that the property is not elected for VAT.

## **PRICE**

£97,500.

## **SITE AREA:**

The site area is 1,142 sq. ft. (106.08 sq. m.)  
The consented building is to be 538 sq. ft. (50 sq. m.) GIA.

## **LEGAL COSTS**

Each party is to bear their own legal costs incurred in this transaction.

## **VIEWING**

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON  
COMMERCIAL DEPARTMENT  
24 HIGH STREET  
WIMBLEDON  
LONDON SW19 5DX**

**Contact: Stewart Rolfe**

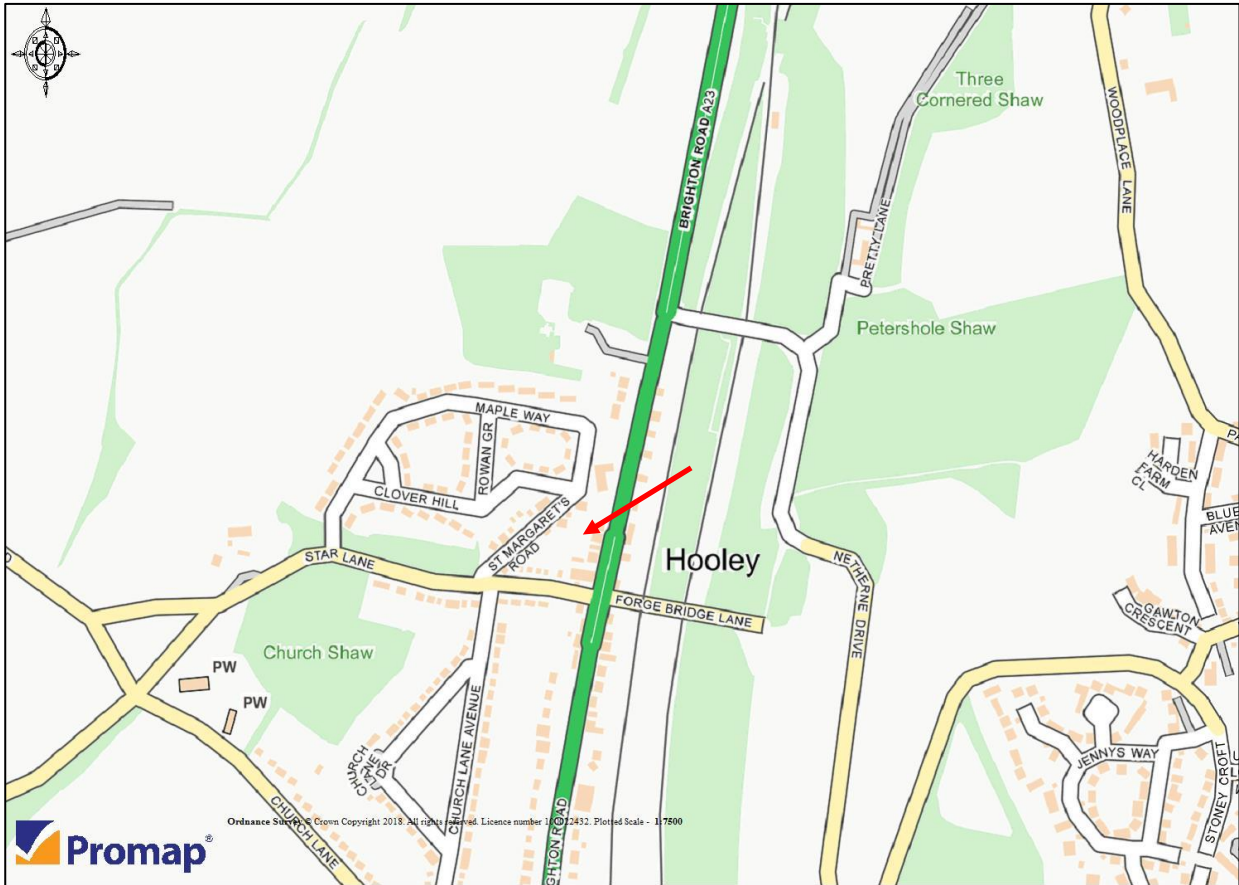
**Tel: 020 8971 4999**

**Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)**

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

February 2018



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