



Building plot at Brockham

Surrey

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Surrey, RH3 7HJ

Dorking - 2.3 miles, Reigate - 5.8 miles, M25 - 6.8 miles, Heathrow airport - 28 miles

Outline planning permission for single dwelling on 0.548-acre plot

DESCRIPTION An unusual self-build plot with outline planning permission for a single dwelling on half an acre within the "greenbelt" at the exclusive southern edge of the picturesque village of Brockham, amongst open countryside ideal for riding and walking. There are fast rail connections to London from Reigate and Dorking and excellent access to the M25, with Heathrow airport 28 miles to the North. Betchworth Park 18-hole golf course is a mile away. Brockham has The Grumpy Mole restaurant and Inn on the Green, a Spar shop, pharmacy, vet, hairdresser, book shop, off licence etc. There are local private and public schools including the North Downs Primary School in the village itself, Moon Hall School in Reigate and the Priory in Dorking.

PLANNING The Mole Valley Planning reference is **MO/2022/1161**. A Class R application for flexible commercial change of use for some of the buildings and their curtilage was also made in November 2020 and is unchallenged and therefore "live". Subject to the outcome of the full planning application, the end development could match adjoining houses and may extend up to a 5,000 sq ft single dwelling. Prospective purchasers are advised to take their own professional planning advice and make their own enquiries.

WATER Mains water is available to be connected to on site, one metre off the southern boundary opposite the greenhouse (W).

ELECTRICITY Mains electricity is available on site (E).

TENURE The plot is offered subject to a Farm Business Tenancy which terminates on the 16th April 2024. The annual rental passing is £2,500 with a £3,000 deposit.

DIRECTIONS Heading east along the A25 from Dorking, take Brockham Lane, over the River Mole and in Brockham cross the village green taking the first left onto Wheelers Lane. After half a mile the plot is on the lefthand side, on the site of Hope Nursery.

VIEWING The site is currently run as a garden nursery business and viewing is strictly by prior appointment only through Townsend Chartered Surveyors 01392 823935 [property@townsendcharteredsurveyors.co.uk](mailto:property@townsendcharteredurveyors.co.uk). Viewing times are Monday to Saturday 10.00 to 15.00. It would be appreciated if courtesy and consideration is given to the running of the nursery business when on site.

AUTHORITIES **Mole Valley District Council**, MVDC, Pippbrook, Dorking, Surrey, RH4 1SJ. Tel: 01306 885001. **SES Water**, Tel: 01737 772 000. **UK Power Networks - South East England**, 237 Southwark Bridge Road London. Tel: 0800 028 4587 Email: care@ukpowernetworks.co.uk

FIXTURES & FITTINGS No fixtures and fittings or structures on site are included in the sale other than the greenhouse (1) and the lean-to shed (2) behind the greenhouse (to the East).

AGENT Townsend Chartered Surveyors, Matford Centre, Matford Park Road, Exeter, EX2 8FD. Tel: 01392 823935. Email: property@townsendcharteredsurveyors.co.uk

SOLICITORS Burges Salmon LLP One Glass Wharf, Bristol BS2 0ZX. Tel: 0117 307 7053, Email: Zoe.Atkinson@burges-salmon.com

TENDER AND LEGAL PACK Available from Townsend Chartered Surveyors by email: property@townsendcharteredsurveyors.co.uk

DEADLINE FOR RECEIPT OF TENDER FORM AND DEPOSIT 12 noon 31st March 2023

SALE PLANS The sale plan is not to scale and is for illustrative purposes only as to the land available. Although carefully prepared the accuracy of the plan is not guaranteed.

EASEMENTS The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, sporting, drainage, gas, water and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, water, gas, or other pipes whether referred to in these particulars or not, and to the provisions of any Planning or Highways scheme of the County or Local Authorities.

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Any description and information given should not be relied on as a statement or representation of the fact that the property or its services or any appliances are in good condition or working order. Photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to or use of, any part of the property is not a statement that any necessary planning, Building Regulations or other consent has been obtained. These matters must be verified by any intending Purchaser.

