

**HORLEY PLACE, 17 BONEHURST ROAD RH6 8PP**



**Freehold Development Opportunity**



## LOCATION

Horley is a town in the borough of Reigate & Banstead in Surrey, situated between the larger towns of Crawley to the south and Redhill and Reigate to the north.

The subject property is position on the A23 to the north of the town centre where there is a mixture of residential and commercial premises.

## DESCRIPTION

The site includes a former guest house and adjacent three bedroom house, all in about 2.4 acres. The principal house is dilapidated and in need of significant improvement or replacement. The adjacent three bedroom house is currently occupied under an assured shorthold tenancy and would also benefit from improvement.

Beyond the house there is a garden to the west and an area of woodland to the south. It is considered there may be scope for further development, subject to obtaining all the necessary consents.

## PLANNING

The premises has lapsed planning consent under application 16/00612/F for an extension at the rear and reconfiguration to provide nine residential units within the main building. Prior to this there was a consent granted under 15/00631/F for an extension and reconfiguration to provide a 26 bedroom hotel.

More recently, an application redevelopment of the whole site to provide a foodstore was refused. This scheme required the removal of a number of veteran trees within the greenbelt.

It is considered that the site is suitable for development for either residential or commercial uses, subject to obtaining the necessary consents.

## TENURE

The property is for sale Freehold with vacant possession.



## PRICE

Offers for the Freehold are invited on an unconditional basis.

## LEGAL COSTS

Each party are to bear their own legal and professional costs incurred in this transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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