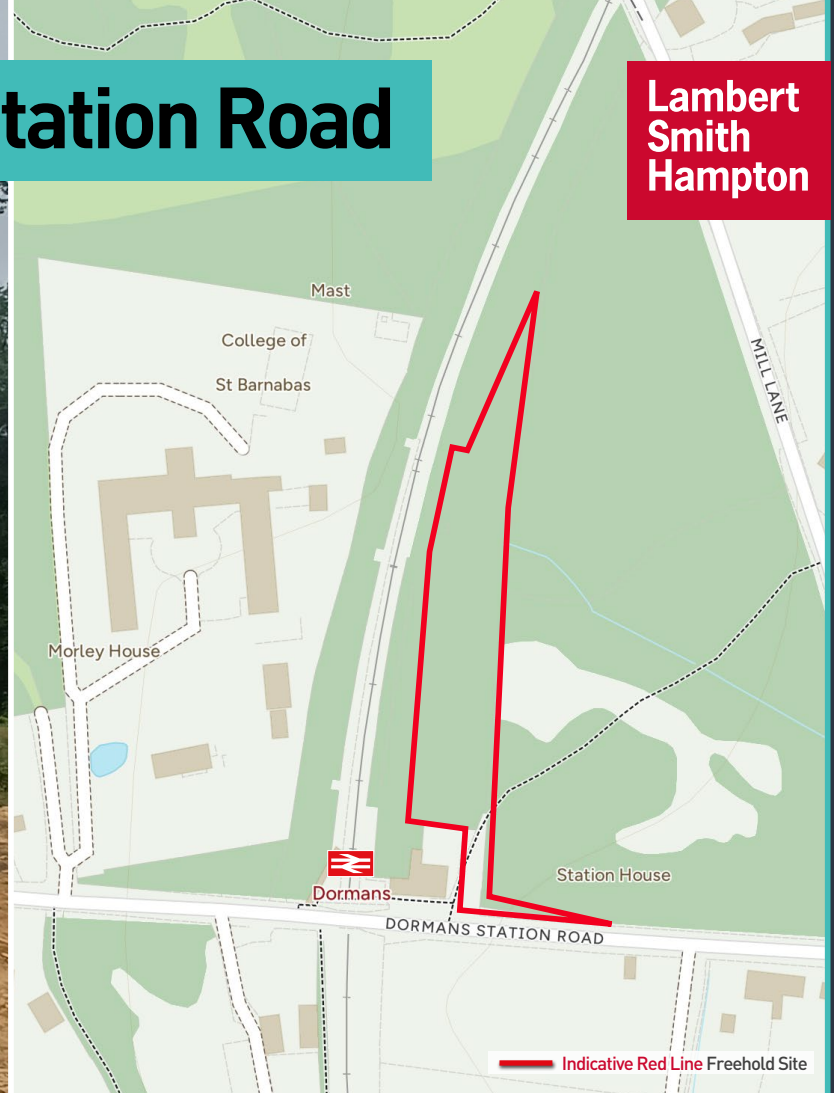


Land at Rear of Dormans Station, Station Road

| Dormansland | RH7 6NL |

For Sale

Lambert
Smith
Hampton



- Freehold site held under title number **SY572317**
- Planning permission for **9 dwellings and commuter car park**
- Site measures approx. **0.617 ha (1.524 acres)**
- Majority of the site has been cleared
- Significant potential for development

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Freehold site with development opportunity with planning consent

By order of Edwin Kirker of Kirker & Co Liquidator of Globus Inc Ind Plc

Location

The site is located in Tandridge District council in Surrey, approximately 11 miles east of Crawley, on Station Road. It lies about 31 miles from Brighton and Hove and 41 miles from London by road. The M23 motorway is 5.7 miles west, and Gatwick Airport is 11 miles west.

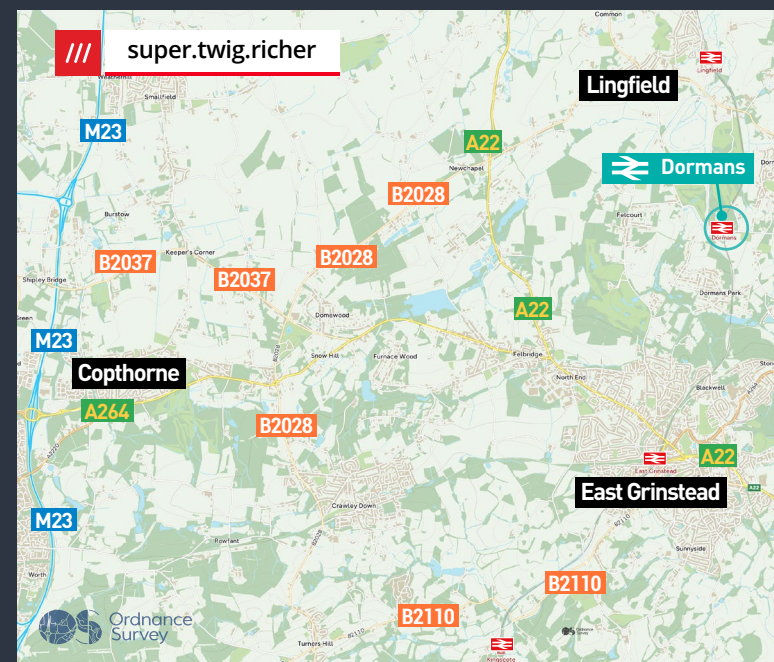
Dormans railway station, adjacent to the site, offers direct services to London Bridge and Victoria (52 mins), and St Pancras (1 hr 8 mins).

Description

The site lies south of Dormansland village and Lingfield town centre, and northeast of Dormans Park and Felcourt. It is on the north side of Station Road, bordered to the west by the East Grinstead–London railway line. Station Road connects east to Wilderwick Road (to Dormansland and East Grinstead) and west to Felcourt Road (to Lingfield and East Grinstead).

Planning permission was granted for a **70-space commuter car park and 9 dwellings with ancillary parking** under reference number: **TA/2022/1078**

The site is roughly rectangular. The front, near Station Road, has been cleared and sanded, while the rear is vegetated and wooded.



The Site

The Site measures approximately **0.617 ha (1.524 acres)**.



Planning

We would advise that all interested parties undertake their own planning enquiries with **Tandridge District Council**.

Occupancy

Sold with **Vacant Possession**.

Tenure

Freehold under **Title No. K875248**.

Legal Costs

Each party will bear their own legal costs.

VAT

All prices quoted are exclusive of VAT unless otherwise stated.



Land at Rear of Dormans Station, Station Road,
Dormansland, RH7 6NL

Viewing and Further Information

Strictly by appointment only with the sole agent, please contact:

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**Lambert
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55 Wells Street,
London, W1T 3PT

Office: +44(0)20 7198 2000



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Money Laundering Compliance

Any prospective buyer will be required to provide identification documentation upon agreement of sale to comply with current regulations.

Terms

Offers in excess of **£750,000 [Seven Hundred and Fifty Thousand pounds]** for the freehold interest in the site.