

FOR SALE



**Freehold Land at North Cockley,
Cormongers Lane,
Redhill,
Surrey, RH1 4HA**

110 Acres / 44 Ha

CONTACT
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The property is located on the northern side of Nutfield Road (A25) within a village location, served by local amenities, bus routes and well connected to neighbouring towns of Redhill and Caterham

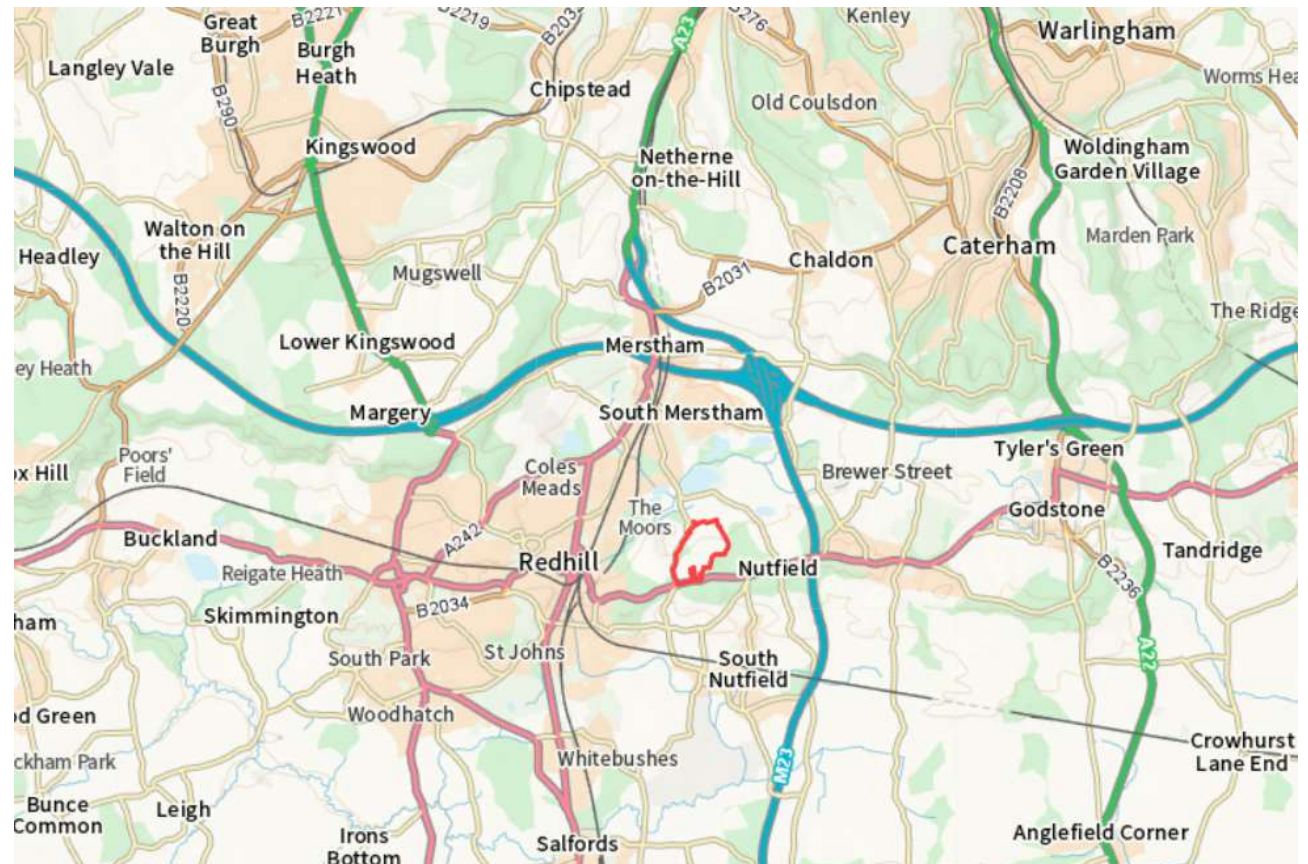
Nutfield Road (A25) provides access to the Strategic Highway network with connections to the M25 to the east at Junction 6 and M23 providing links to the South Coast.

Access to the site can be gained from both Cormongers Lane and Nutfield Road.

Redhill lies approximately 4.1 kilometres (2.6 miles) to the West with Caterham approximately 7.1 kilometres (4.4 miles) to the north.

Central London is just 33 kilometres (21 miles) to the north.

The site is served by Gatwick Airport 6 Miles (9Km) to the South-West and Heathrow Airport 40 Miles (68Km) to the NW



The site currently provides 110 acres of agricultural grazing and woodland, parts of which are located on former landfills.

The property can be accessed from the public highway along various boundaries.

The Local Planning Authorities Tandridge Council and Reigate & Banstead Borough have designated the site as Green Belt in existing Development Plans.

A special circumstances case will need to be made based on its strategic location for employment uses with the potential for substantial job creation and inward investment.



OFFERS INVITED

For the freehold purchase on an unconditional basis.

Alternatively, NPL will work with a Development partner looking to maximise the land receipts through planning promotion.





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