

FOR SALE

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

7.20 Acres / 2.90 Ha

CONTACT
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The property is located on the northern side of Nutfield Road (A25) with adjacent bus stops linking to rail and shopping services at Redhill just over 1 mile away.

Nutfield Road connects to the M25 providing access around Greater London and linking to the M23 for access to the South Coast.

London Victoria is just 40 mins by train from Redhill on Southern Rail.

Gatwick Airport is only 8 miles by car to the South-West and Heathrow Airport 30 miles around the M25.

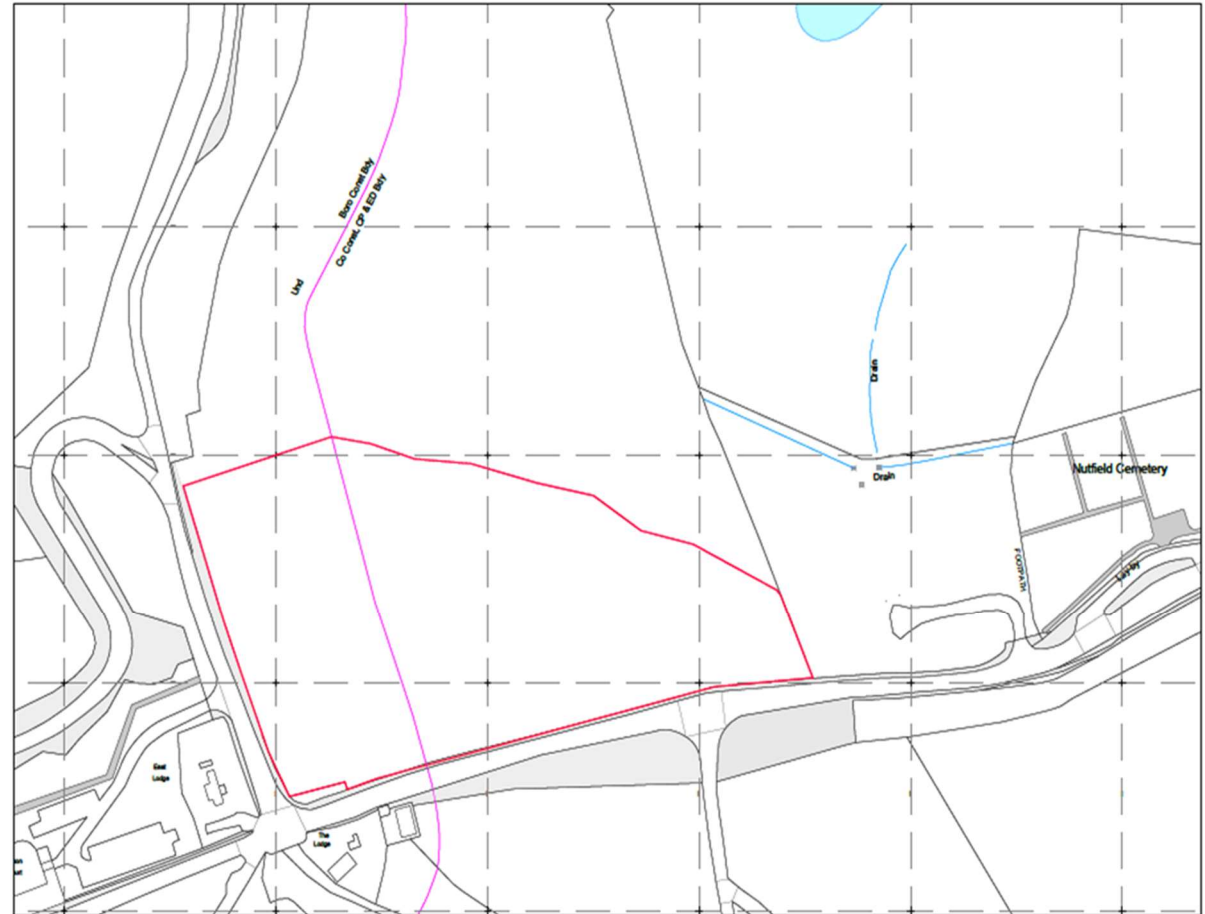


The property of 7.20 acres as edged red opposite is currently used for agricultural grazing. It adjoins our wider landholding in excess of 100 acres of grazing, woodland and public paths across restored landfills.

The property can be accessed from the public highway via Cormonger's Lane and Nutfield Road

The property straddles the Local Planning Authorities of Tandridge Council and Reigate & Banstead Borough Council both of which have designated the site as Green Belt in current Development Plans albeit these are under review.

Development is advised as possible based on the Social Affordable Housing Need in the area.



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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