



SITUATION

Located on the southern side of the A23 Brighton Road, close to the junction with the Longbridge Roundabout, adjacent to a **Texaco Petrol Garage** which houses a **Co-Op Food Store** and approx. ½ mile south from **Gatwick Airport's North Terminal** and being in the vicinity of major brand hotels such as **Travel Lodge, Airport Inn, Holiday Inn** and **Premier Inn**.

Horley lies some 23 miles south of London and approx. 1 mile from the M23 which links with the M25.

PROPERTY

Comprising a **rectangular shaped parcel of Land of approx. 0.27 acres (11,930 sq ft)** upon which currently stands overgrown vegetation and trees.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION (subject to any rights that may exist thereon)

Vacant Land with Development Potential

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

Note: Subject to obtaining access to the land directly from Brighton Road, there may be potential for a hotel scheme (see photo below) or other development projects, subject to obtaining the necessary consents – Refer to Planning Department at Reigate & Banstead Borough Council (01737 276 000).



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts