

BEEHCROFT NURSERY

127 REIGATE ROAD, EWELL,
SURREY, KT17 3DE

Former 'Garden Nursery' site including existing single dwelling

Lambert
Smith
Hampton

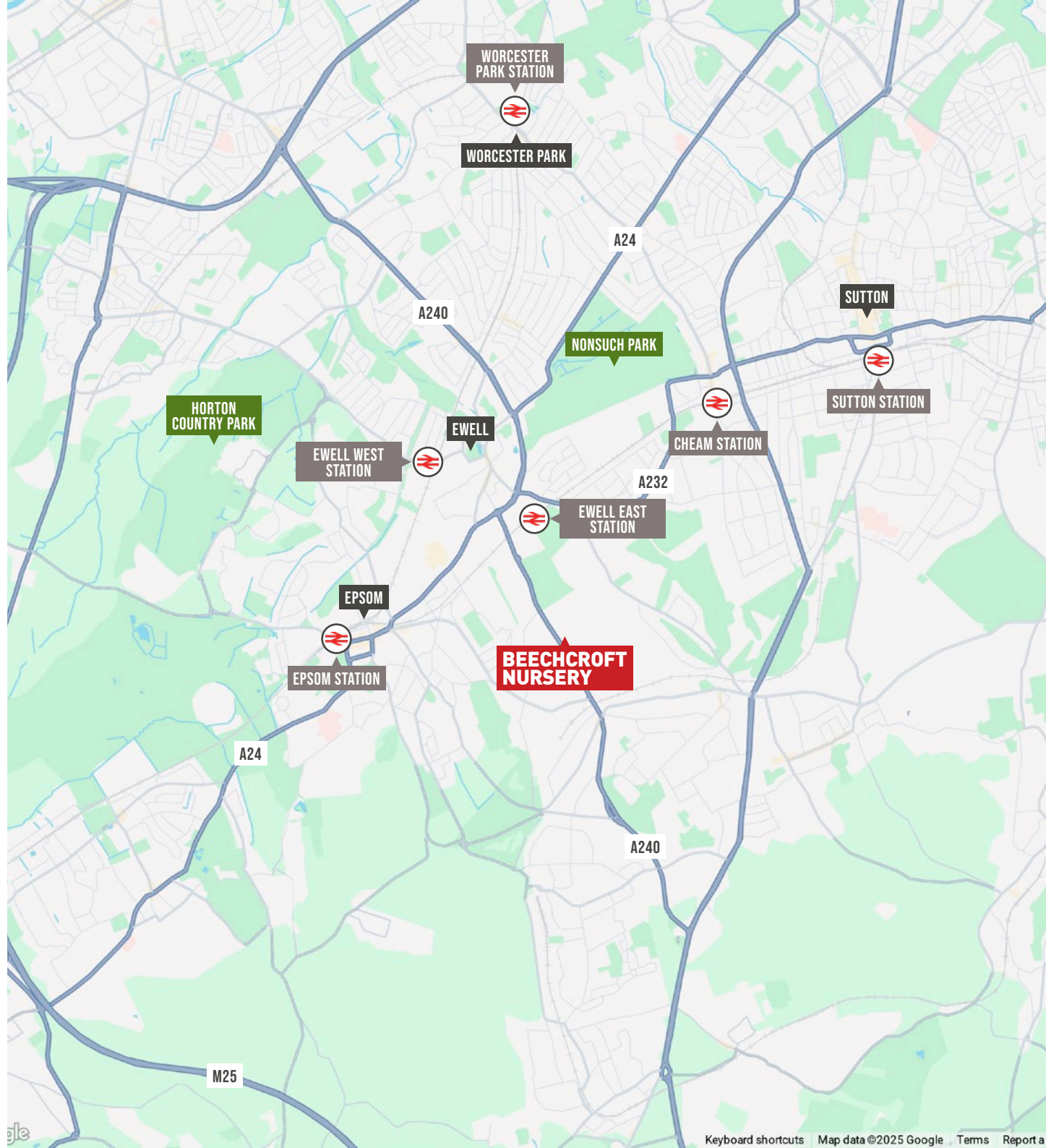
The Opportunity

- + **Former 'Garden Nursery' site offered for sale** with development potential, subject to the necessary consents.
- + Approximately **1.20 hectares (2.97 acres)** former 'Garden Nursery' site including three bedroom single dwelling.
- + Located just over **a mile from Epsom**, benefiting from transport links of Ewell East and Epsom Station which are served by the Southern Line with access into Central London within 40 minutes.
- + The site is offered with **full vacant possession**.
- + Offers for the freehold interest are invited via informal tender on either an unconditional or conditional basis by **12 noon on Wednesday 18 June 2025**.

Location

The site is located in the administrative boundary of the Epsom and Ewell District Council (E&EDC) and is positioned on Reigate Road (A240), approximately a mile southeast of Epsom. The site sits within a residential and semi-rural location on the outskirts of Epsom, between Epsom and Banstead.

Ewell East train station is approximately a mile to the north, while Epsom station is 2.5 miles to the west. The site is located on Reigate Road and is bordered by a green waste disposal yard and a small industrial estate. Reigate Road is made up of predominantly semi-detached and detached family housing and there is a small new build development of detached houses on a similar-sized plot to the northeast.



Description

The site extends to circa. 1.20 hectares (2.97 acres), it is rectangular in shape and is mostly level. The site currently features a residential property, alongside unused nursery buildings, with the remaining area covered by scrubland. Both the site and associated properties are currently vacant. Access to the site is available through a single gated entrance off Reigate Road.

The vacant residential property is situated at the front of the site and requires modernisation. The property comprises three bedrooms and benefits from a private garden as well as a side extension outbuilding.



Planning

We understand that the site is not in a conservation area, contains no listed buildings and/or TPOs.

The site is situated within flood zone 1 and therefore has the lowest chance of flooding.

The site is located within the Green Belt, and we would recommend carrying out your own due diligence to ascertain the development potential for the site.



Further Information:

Terms:

We are seeking offers for the freehold interest with vacant possession by 12 noon on Wednesday 18 June 2025.

Guide Price:

Upon application.

Tenure:

Surrey County Council owns the freehold interest of the site, which is registered under the Title number SY539916. The site is currently vacant.

VAT:

The Vendor has not elected to charge VAT.

Method of Sale:

The freehold interest in the property is being offered for sale by informal tender on either an unconditional or conditional basis.

Clawback and Planning Overage:

Purchasers are requested to include proposals for planning overage, sales overage and/or clawback.

Deposit:

A deposit of 10% will be payable by the Purchaser to the Vendor on exchange of contracts.

Viewings:

Viewings can be arranged for interested parties through the sole selling agent Lambert Smith Hampton. Please contact Oliver Plaistowe to book a viewing.

Legal Costs:

Each party is responsible for its own legal costs incurred in any transaction.

Data Room:

Interested parties requiring access to additional documents and information such as Title Documents and additional supporting documents should register to access the data room.

Sales Process and Basis of Offer:

Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated. All bidders are required to complete a bid submission template which is available in the data room. The template requires bidders to state the financial offer, details of any conditions, solicitors, details and proof of funding for the transaction.

Bidders should submit their bid by email to **William Collomosse (WCollomosse@lsh.co.uk)** and **Oliver Plaistowe (OPlaistowe@lsh.co.uk)** at Lambert Smith Hampton with subject reference: "Beechcroft Nursery Rd – Bid". It is recommended that bidders make contact with Lambert Smith Hampton by telephone to confirm safe receipt of the email bid. Hard copies of any submissions should be sent to Lambert Smith Hampton, 55 Wells Street, London W1T 3PT, marked for the attention of William Collomosse, Development Consultancy.

All offers are subject to contract. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

Data Room: beechcroftnursery.co.uk

Contact

For more information please contact:

William Collomosse

✉ WCollomosse@lsh.co.uk

☎ 07752 793 482

Oliver Plaistowe

✉ OPlaistowe@lsh.co.uk

☎ 07707 171 817

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