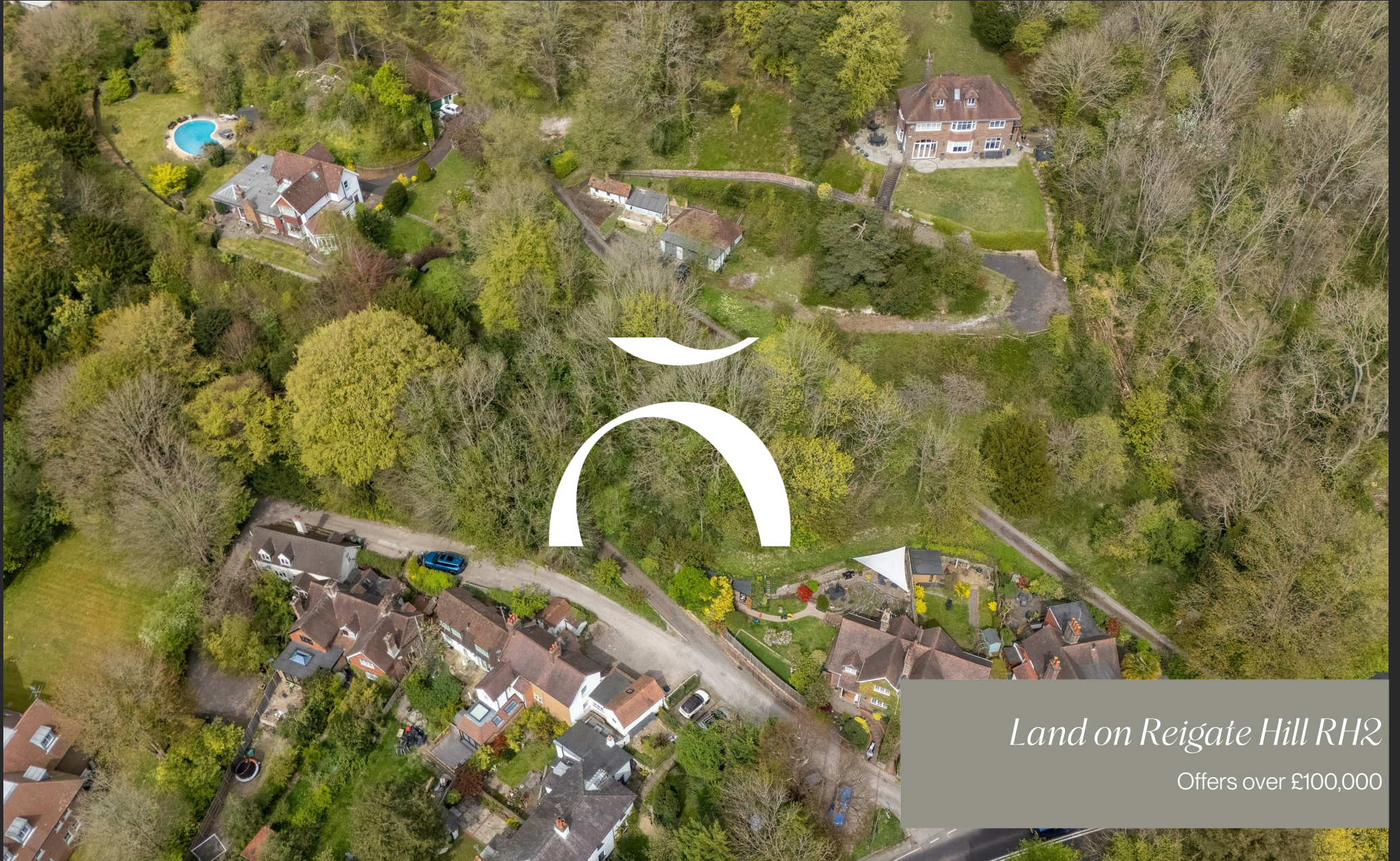


STONE



Land on Reigate Hill RH2

Offers over £100,000

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

————— *The Stone Family*



LAND FOR SALE
Title No. SY160561

A rare opportunity to acquire a naturally wooded parcel of land situated to the north of Reigate Hill, formerly forming part of the grounds of Verwood House.

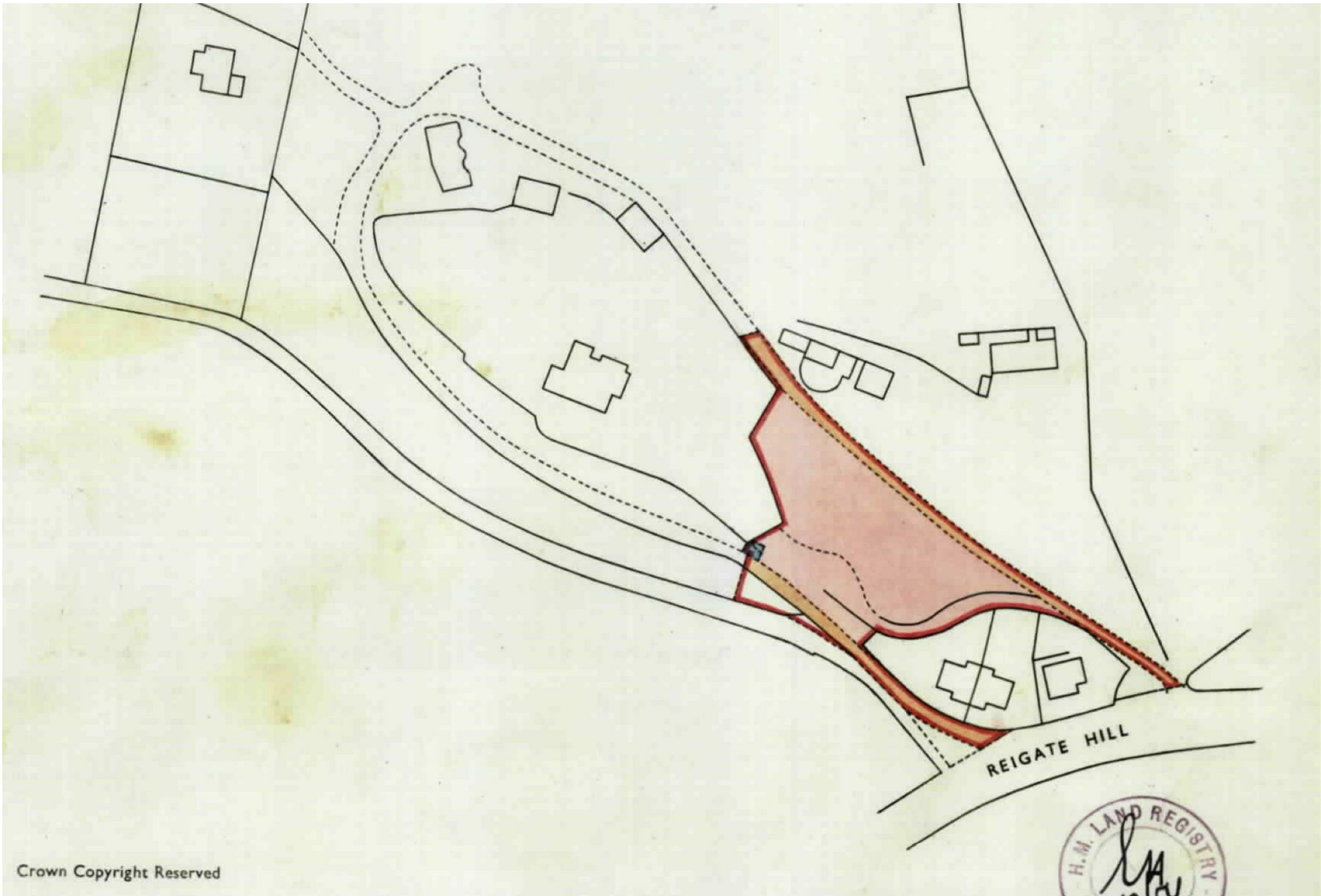
On the northern edge of Reigate Hill, this naturally wooded parcel offers a rare slice of Surrey's landscape within an Area of Outstanding Natural Beauty, extending to approximately 0.52 acres.

The plot presents a compelling mix of lifestyle and potential. Whether held as a peaceful woodland retreat, secured as a long-term investment, or explored for development (subject to the necessary planning consents), it offers flexibility in a location where opportunities are few and far between.

Surrounded by protected countryside yet within reach of Reigate's amenities, this is a site that balances seclusion with convenience — appealing to developers, neighbouring owners, and buyers seeking something a little more individual.

Planning Note: The site falls within an AONB. Any development will be subject to the usual planning permissions and restrictions.





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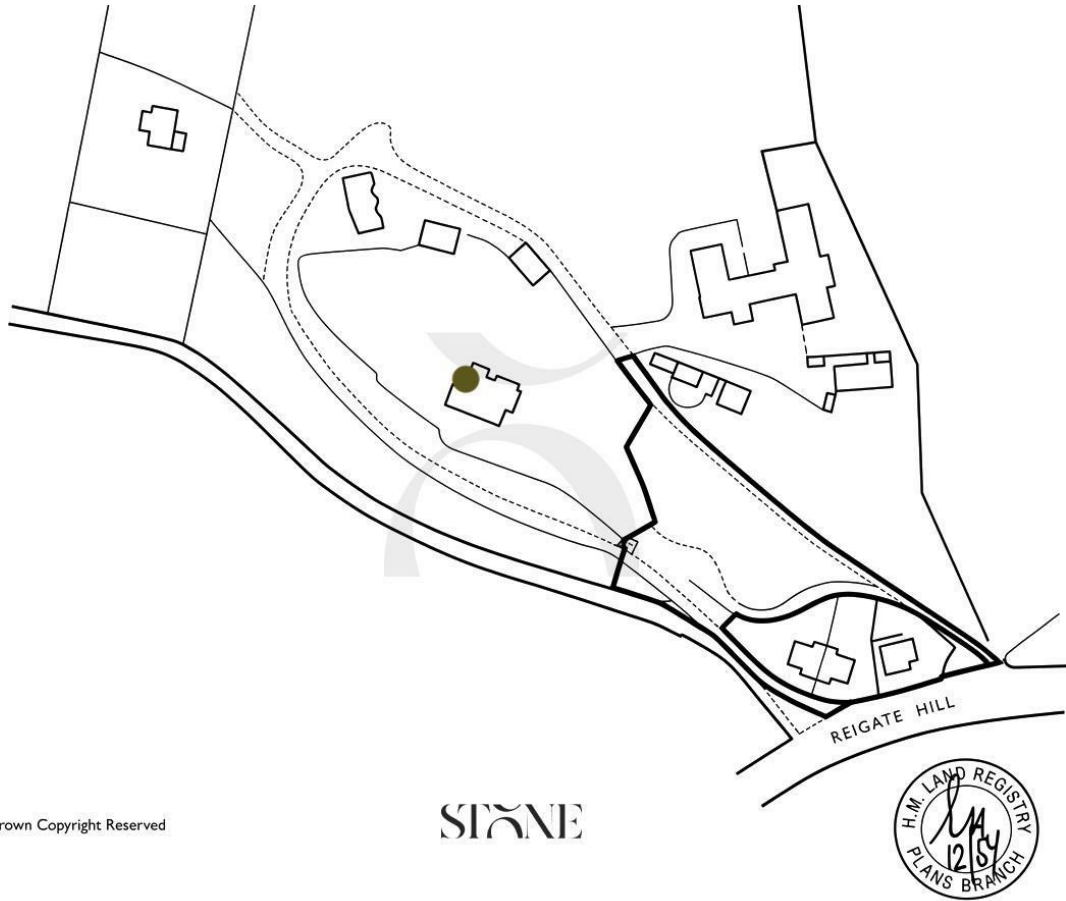


The location

Reigate itself is a highly regarded historic market town, popular for its mix of independent shops, cafés and period architecture. The town also benefits from a strong selection of both state and independent schools. For commuters, the location is well served, with Reigate and Redhill stations providing regular services towards London, Gatwick Airport and the wider South East. The nearby A217 and M25 (Junction 8) also offer convenient road connections.

Reigate Hill forms part of the North Downs, an area well known for its walking routes, open countryside and local landmarks, including Reigate Fort. The surrounding landscape reinforces the site's appeal as a peaceful and established woodland setting, while also underpinning the planning sensitivities associated with development within an AONB.





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The Details

- Offers in Excess of £100,000
- Plot size: 0.52 acres
- A wooded parcel of land on Reigate Hill
- Development potential, subject to planning permission
- Located within an Area of Outstanding Natural Beauty
- Formerly part of Verwood House grounds
- Designation: AONB
- Development: STP
- Title No. SY160561

Intrigued?

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STONE

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