

C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



Blandings Merle Common Road, Oxted, RH8 0RP **Offers in excess of £1,200,000**

Offered for Sale is this rural plot of land in the sleepy hamlet of Merle common just outside of Oxted. Oxted is the main town with good rail links. [Thames link and Southern] that takes you to London Bridge. Located in the county of Surrey it borders both Kent and Sussex and is convenient for the M25 London orbital Motorway.

There is a Village pond opposite this plot and a lovely wood which offers a shortcut to a country pub.

This Plot has planning permission for a large chalet Bungalow of between three and a half and four thousand square Ft, which should be more than adequate for most families. The extra land would work well as Equestrian if horse riding is your passion.

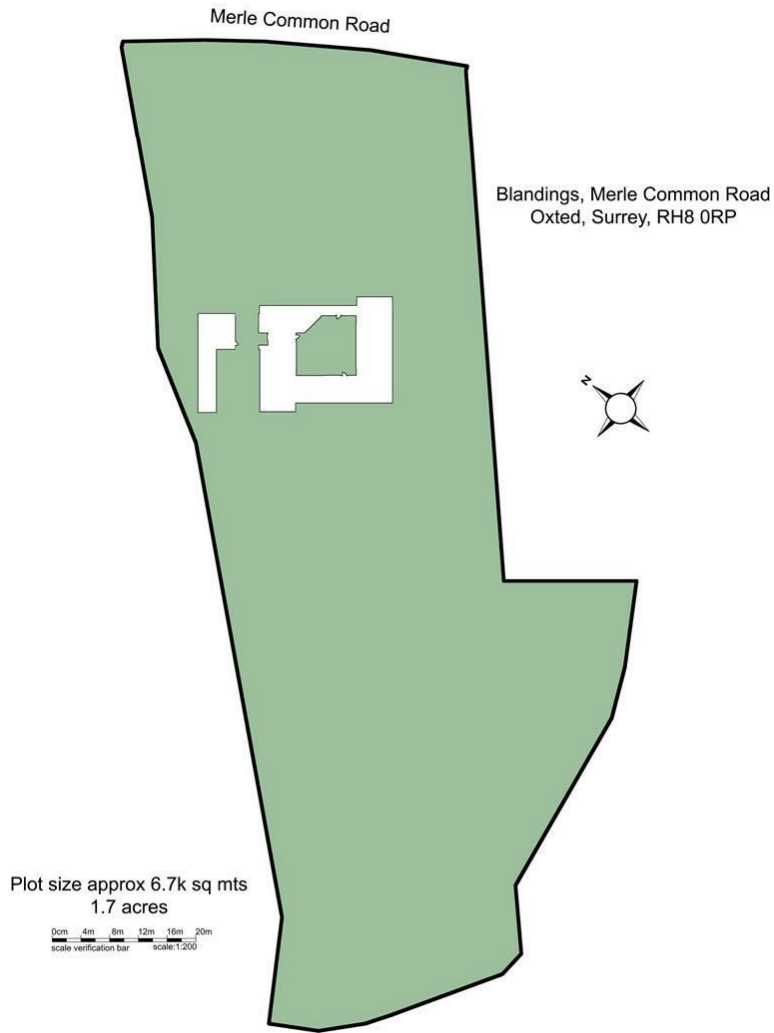
Developers

Angela Rayner has said there is a need for an extra 1.5 million homes to be built over the next five years and she has earmarked some greenbelt to be released to accommodate this. She has also indicated that planning will be relaxed. This Land is designated greenbelt but has been built on in the past and has planning for a new home.

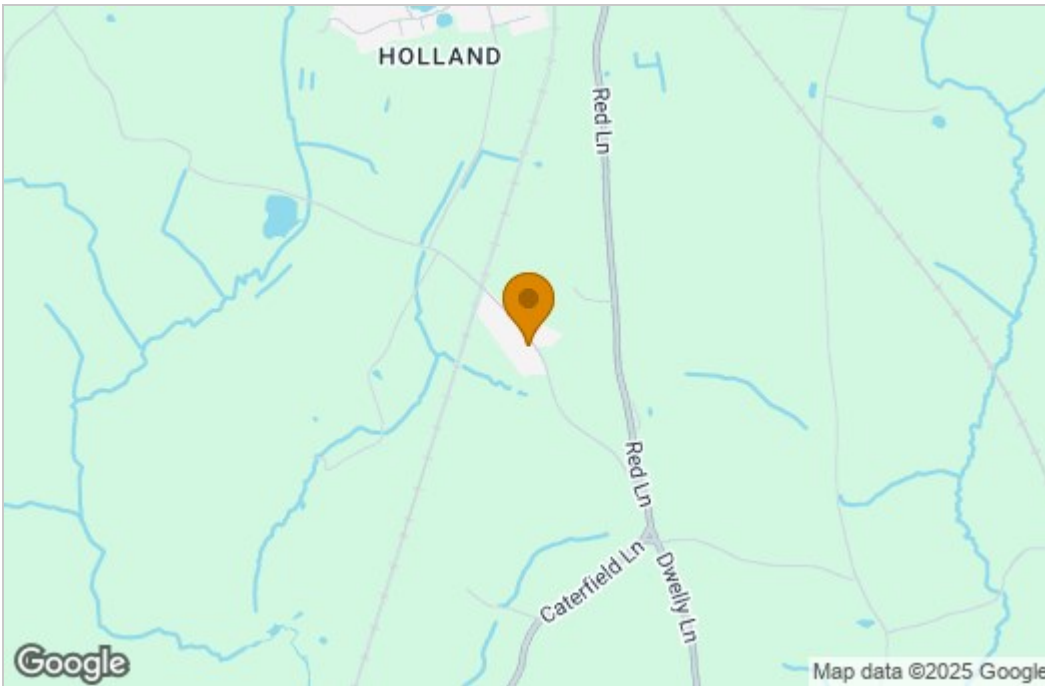
My Client is happy to sell this land for the price to a developer on the understanding that the developer buys the land and gets on with planning as and when the planning regulations are relaxed. He will not entertain subject to, offers or developers that drag their heels. Developers will need to take a punt and buy the land. In return my client will not seek an overage clause.

Banbridge Council

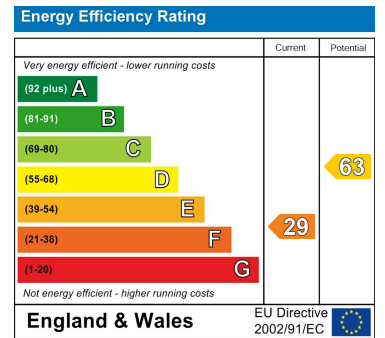
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.