



WATLING
REAL ESTATE

NUTBUSH COTTAGE, 13 BONEHURST ROAD, HORLEY, RH6 8PP

Former Care Home/Supported Living Facility with Development Opportunity



SUMMARY

- The property is situated on the outskirts of Horley, close to London Gatwick Airport. Bonehurst Road forms part of the arterial route from London to Brighton (A23)
- The property is held freehold under title SY509954.
- Located opposite a modern industrial park known as North Gatwick Gateway and to the south of the entrance to Westvale Park Residential development.
- The site extends to 0.35 acres.
- Current accommodation extends to c2,173sq ft (202m²) across three separate buildings.
- Buildings were previously used for care home/supported living under the use class C2.
- The site presents several potential redevelopment opportunities subject to the necessary consents.

OFFERS INVITED
FOR THE FREEHOLD INTEREST



LOCATION

The property is situated on the outskirts of Horley within the borough of Reigate and Banstead in Surrey close to its border with West Sussex.

Bonehurst Road forms part of the A23 which is the main route between London and Brighton on the south coast.

The area is a popular destination for businesses due to its proximity London Gatwick Airport which is approximately 2 miles to the south of the property and its connections into London.

The surrounding properties include a new modern industrial park known as North Gatwick Gateway and industrial development site opposite, Lawsons Timber Yard to the south of the property.

Within 200m of the property is traditional housing at Empire and Beechwood Villas.

To the north of the site is the main access road to a large Residential Development known as Westvale Park. In total the development, once completed, will include over 1,500 homes contributed to by many of the main house builders.





SUBJECT PROPERTY

Horley

LONDON
GATWICK

Crawley

CONNECTIVITY



The site is very well connected with the M23 motorway approximately 3 miles from the property, and the M25 motorway (J8) approximately 6 miles to the north.

Rail connections are good with Horley Rail Station approximately 2 miles to the south and Salfords Station 1 mile to the north. Both stations benefit from Thameslink services into London and onward as far as Luton and Bedford in the north and Brighton in the south.

CAR



Horley

2 miles

Gatwick

3 miles

Crawley

7 miles

Croydon

15 miles

London

25 miles

Brighton

30 miles

TRAIN



from Horley

Gatwick Airport

3 mins

Reigate / Redhill

15 mins

Clapham Junction

45 mins

London Victoria

50 mins

London Bridge

55 mins

Brighton

40 mins

DESCRIPTION

The site extends to 0.35 acres and currently has three separate buildings on the site. The oldest and main building was at one point a residential building (C3) which has been re purposed for its current care use (C2). The other two buildings are more recent additions which have again been used for the provision of social care and staff accommodation

Whilst it is possible for the buildings to continue to be used for their current purpose or conversion back to traditional residential accommodation, the site presents a wide variety of potential redevelopment opportunities, subject to necessary consents.





FURTHER INFORMATION

OCCUPATION

The property is to be sold with vacant possession.

SALE BY ADMINISTRATORS

The property is offered for sale on behalf of the Joint Administrators of Mitchells Holding Limited.

The Administrators offer no title or collateral warranties associated with this property or transaction. Please consider this with your appointed legal advisor prior to submitting a proposal.

The Joint Administrators act without personal liability.

ANTI-MONEY LAUNDERING

It will be necessary for a purchaser to provide identification and other information necessary to complete these checks prior to an exchange of contracts.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

ASKING PRICE

Offers are invited for the freehold interest identified within this brochure

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction

DATA ROOM

Our dedicated online data room provides further information for parties wishing to conduct detailed due diligence. The data room can be accessed via the [link here](#).

VIEWINGS

Viewings can be arranged strictly via appointment only. Please contact to make viewing arrangements.

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REAL ESTATE

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Subject to Contract
Property Reference: 223123

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