



WATLING
REAL ESTATE

FOR SALE

RAINSCOMBE FARM AND BUNGALOW, DOWLANDS LANE, SMALLFIELD, RH6 9SB

Former care home/supported living facility with potential development opportunity



SUMMARY

- ▶ The property is situated on the outskirts of Smallfield in Surrey, close to London Gatwick Airport
- ▶ The property is held freehold under title SY712961
- ▶ The site extends to 8.673 acres
- ▶ Current accommodation extends to c. 4,147ft (384m²) across two buildings
- ▶ There are a number of additional dilapidated farm outbuildings and timber stores
- ▶ 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 along Dowlands Lane on the outskirts of the village of Smallfield.

Smallfield is located within the borough of Tandridge in Surrey close to its border with West Sussex.

The surrounding area mainly comprises farmland and also includes two business parks; Copthorne Business Park and Cophall Farm Business Park. Cophall Farm Business Park also provides passenger car parking for Gatwick Airport.



CONNECTIVITY



The properties are well connected with the M23 motorway approximately 4 miles to the west of the property, and the M25 motorway approximately 13 miles to the north.

Rail connections are good with Horley Rail Station approximately 4 miles to the east of the properties. Horley station benefits from Thameslink services into London and onward as far as Luton and Bedford in the north and Brighton in the south.



 from Horley

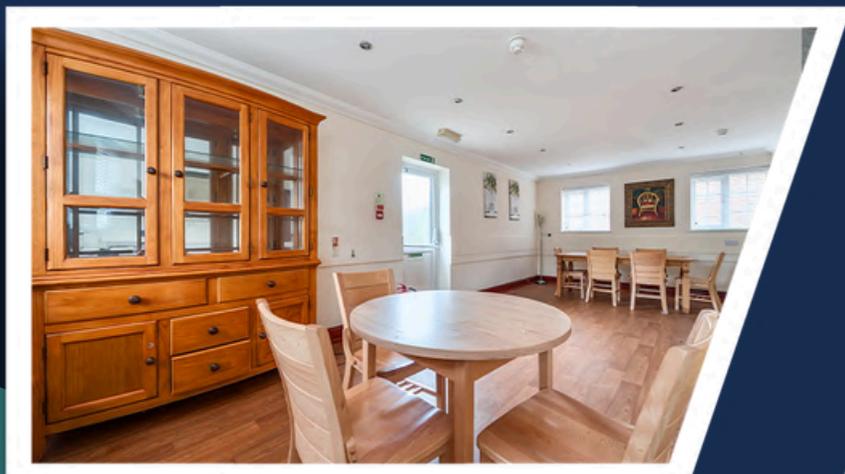


DESCRIPTION

The site extends to 8.67 acres and is occupied by the two main buildings. There are also several large dilapidated agricultural buildings and two timber stores on the site. Both Rainscombe Farm and Rainscombe Bungalow have been adapted for use as care facilities (C2).

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

We note that the local authority have flagged that a section of both buildings have been built in contravention of the approved planning permission.





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. Please contact us regarding access.

VAT

The administrators have made enquiries with HMRC and they have confirmed that they do not appear to have been notified of an option to tax against the property. We therefore do not envisage VAT being payable upon the sale.

The administrators are unable to give warranties in respect of VAT.

VIEWINGS

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

CONTACTS

TOM COLYER

T: +44 (0) 7903 056 581

tom.colyer@watling.com

AGNES JONES

T: +44 (0) 7548 320 521

agnes.jones@watling.com

WATLING
REAL ESTATE

February 2026
Subject to Contract
Property Reference: 223141

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