





NO ONWARD CHAIN

This plot offers a fantastic opportunity for anyone who is looking to pursue their dream to build their own home. Conveniently located in the sought after cul-de-sac of Spital Heath in the centre of Dorking just a short walk from Dorking town centre and mainline train stations and The Ashcombe School.

The plot size is approximately 417 m2, but please consider this as an approximate figure for guidance purposes only. The precise size will be officially confirmed through the legal process.

Location

Spital Heath is situated in Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking West, Dorking mainline and Deepdene railway stations are within close proximity offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St Paul's and St Martin's at primary level. The general area is famous for its outstanding countryside including The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

Please note the measurements and maps used in this advert are an outline and only for illustrative purposes.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.

CONTACT

Cummins House, 62 South Street,
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