

**Ref: 5103 - Land At Godstone - Plot 249**



Byers Lane  
 South Godstone  
 Godstone  
 Surrey  
 RH9 8JH



- Land in plots for sale near London M25 (this listing is for one plot only) Plot 249
- Each plot being offered for sale is part of a larger area over two sites with a total area of approximately 19.37 acres (7.84 hectares). The two sites have been professionally divided into 319 plots and registered with The Land Registry. Over 280+ plots have already been sold.
- Superb location just south of the M25 London Orbital Motorway and East of the M23 Motorway
- The site is located at a junction with the Main A22 Eastbourne Road and Byers Lane
- Our client advises that plots will be sold on a freehold basis with title absolute (subject to contract).
- The site is adjacent to the proposed Blindley Heath Garden Village which, if approved, would comprise approximately 5000 homes
- The plots are being sold without planning permission
- Numerous plots available (different sizes and prices) please request separate sales particulars to see available plots

**249 APPROXIMATE SIZE 185.8 SQM (2000 SQFT)**

**ASKING PRICE  
 £50,000**

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### **Location**

This superb land opportunity is located near the junction between the single carriageway Eastbourne Road (A22) and Byers Lane, South Godstone, Surrey, England, RH7 6JX. Godstone Train Station is only 1.1 miles / 1.7km (2 minutes by car or 20 minutes walk) from the nearest point on the overall site to the station.

The site is adjacent to the proposed Blindley Heath Garden Village which, if approved, would comprise approximately 5000 homes.

NOTE: - Please check the corresponding map in the pictures attached to identify this particular plot. Any Land Registry Title Number in the pictures might not be the title number for this particular plot. The pictures are used for illustration and identification purposes only.

### **Land**

Online Business Sales are delighted to be instructed by our client who is offering for sale a number of plots of land. Each plot is referenced on the attached plan for ease of information and these particulars relate to one plot only. Other plots are available separately. Our client advises that each plot is to be sold with freehold title absolute (subject to contract) from The Land Registry and that the attached plan is for illustration purposes only.

### **Enquire**

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**IMPORTANT NOTES:** These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances