



BANSTEAD POLICE STATION, HIGH STREET, BANSTEAD, SM7 2NG

DEVELOPMENT LAND / LAND / NEW BUILD / OFFICE / OTHER FOR SALE

676 SQ M (7,276.40 SQ FT)



Summary

Former Police Station & Fire Station For Sale - Suitable for Development (subject to planning)

Available Size	676 sq m
Price	Offers in the region of £2,000,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (89)

- Fronting Banstead High Street
- Suitable for development (subject to planning)
- Site size of 0.54 acres
- Adjacent to a mix of commercial and residential dwellings
- Preference for unconditional offers, however will consider STP offers



Location



Banstead Police Station High Street, Banstead, SM7 2NG

The property is located in Banstead, an established and affluent commuter settlement within the borough of Reigate and Banstead in Surrey. Banstead lies approximately 15 miles south of Central London and benefits from good connectivity to the M25 (Junction 8) and the wider strategic road network, as well as rail services from Banstead and nearby stations providing access into Central London.

The property occupies a prominent position on Banstead High Street, which comprises a mix of retail, service and community uses arranged predominantly within two- and three-storey buildings. The immediate surrounding area is commercial in character, with residential neighbourhoods located a short distance to the south and east.





Further Details

Description

The property comprises a two-storey detached building (the former Police Station) prominently fronting the High Street. Vehicular access is taken directly from the High Street via a private access road positioned to the western side of the building, secured by a barrier. This access leads to a rear car park and yard area, as well as serving Banstead Fire Station. To the rear of the main building is a further two-storey structure, which was internally refurbished in 2014 to provide accommodation for a temporary fire station. The site benefits from parking for approximately 10 vehicles within the existing yard area.

Accommodation

The accommodation comprises the following gross internal areas:

Name	Size
Outdoor - Site	0.54 Acres
Ground - Police Station	133 sq m
1st - Police Station	118 sq m
Building - Building B	30 sq m
Building - Building C	47 sq m
Building - Equipment Storage	14 sq m
Ground - Fire Station	143 sq m
1st - Fire Station	140 sq m
Building - Garages	51 sq m

Viewings

Viewings to be arranged via sole agent only, Vail Williams LLP.

AML Documentation

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together, with evidence/proof identifying source of funds being relied upon to complete the transaction.

Tenure/Occupation

The property is to be sold freehold, the property is currently subject to a lease to Surrey Fire & Rescue which expires in March 2027 and a separate telecommunications lease to TELEFONICA O2 UK LIMITED, further details available upon request.

Data Room

For access to the data room, please contact Vail Williams LLP.

Method of sale

The property is to be sold by informal tender with a bid date to be confirmed. Preference for unconditional offers, however subject to planning offers will be considered.



Enquiries & Viewings



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