



**The Ambers, 7 Vicarage Lane,  
Horley, Surrey, RH6 8AR**

**C1 Guest House  
with Potential**

**FOR  
SALE**

### PROPERTY SUMMARY

- **Currently used as Guesthouse (Class C1)**
- **Located within a short drive of Gatwick airport**
- **Potential for D1 Nursery, Creche, or Care Home (subject to planning)**
- **Potential to develop/extend (subject to planning)**
- **13 Bedrooms comprising single, double and triple rooms**
- **Plus self contained apartment with 2 bedrooms, living room and kitchen**
- **Guide Price £960,000** (subject to contract)

### LOCATION

The premises occupy a good location being just off the main A23 on Vicarage Lane in a residential area and close to the centre of Horley.

Horley benefits from good road, rail and air connections. Horley Railway Station is about 1 Mile to the South East. The premises are conveniently situated for the A23 / A25, Junction 7 of the M25 / M23 and Gatwick Airport (1.7 Miles to the South).

### PROPERTY SUMMARY

Well established Guesthouse close to Gatwick and the centre of Horley. The premises comprises 15 bedrooms over the ground and first floors each with en-suite facilities. The property also benefits from a large dining room, kitchen, reception area and outside patios. There is also a parking area outside for up to 14 cars. The site has an approximate area of 0.17 acres.

The accommodation and approximate net internal floor areas can be seen below on the third page.

### POTENTIAL

It is considered that there is potential to redevelop, extend the premises or convert to residential flats or houses (subject to planning).

It is also considered that the premises may suit a conversion to D1 or C2 uses allowing Day Nurseries, Creche, Nursing Homes, Care Homes or other healthcare / medical uses (subject to planning).

Any enquires in this regard should be made to Reigate & Banstead Council on 01737 276000

### TERMS

Guide price for the purchase of the company that owns the freehold interest is **£960,000**. The premises will be sold with vacant possession. Subject to contract

### VAT

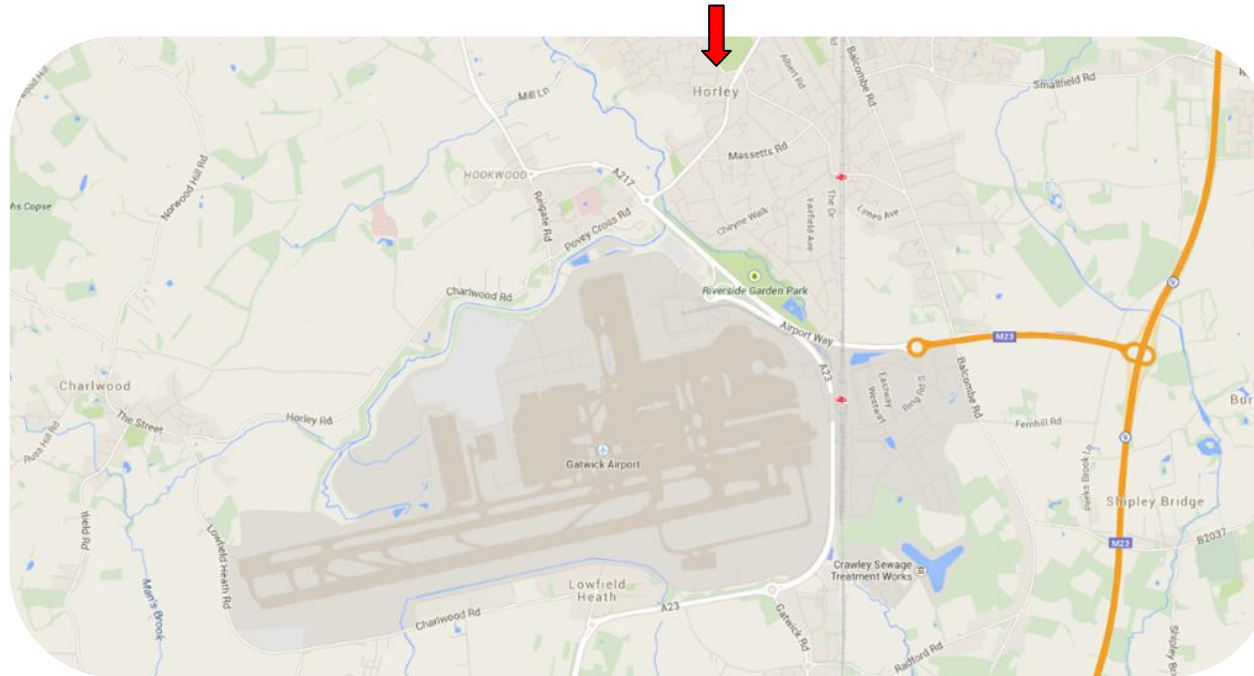
All prices quoted are exclusive of VAT, if applicable

### COUNCIL TAX

The premises are within Council Tax band F

### LEGAL COSTS

Each party is to bear their own legal costs



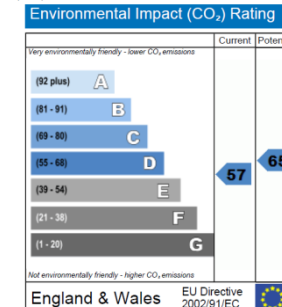
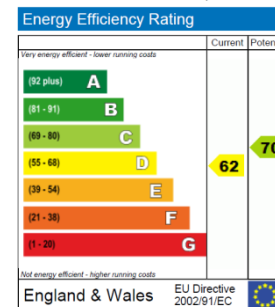
For further information or to view please contact

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## The Ambers - Room Dimensions (Approx)

Room 1	Double Bedroom	10'2" x 10'11"	3.11m x 3.33m
Room 2	Double Bedroom	11'1" x 11'9"	3.38m x 3.65m
Room 3	Family Bedroom	20'6" x 11'1"	6.25m x 3.38m
Room 5	Triple Bedroom	20'2" x 8'6"	6.15m x 2.60m
Room 7	Single Bedroom	9'9" x 10'10"	2.97m x 3.32m
Room 8	Double Bedroom	11'11" x 11'3"	3.64m x 3.43m
Room 9	Double Bedroom	11'11" x 11'3"	3.63m x 3.43m
Room 10	Single Bedroom	9'9" x 10'10"	2.97m x 3.32m
Room 11	Double Bedroom	10'10" x 10'2"	3.30m x 3.10m
Room 12	Double Bedroom	12'2" x 11'6"	3.70m x 3.50m
Room 14	Double Bedroom	9'10" x 10'2"	3.00m x 3.10m
Room 15	Double Bedroom	14'5" x 10'2"	4.40m x 3.10m
Room 16	Triple Bedroom	17'4" x 10'2"	5.30m x 3.10m
	Dinning Room	20'4" x 13'9"	6.20m x 4.20m
	Main Kitchen	15'6" x 9'11"	4.74m x 3.03m

### Self-Contained Apartment

Double Bedroom	8'6" x 14'8"	2.61m x 4.46m
Triple Bedroom	24'1" x 9'4"	7.34m x 2.85m
Living Room	8' x 14'7"	2.44m x 4.45m
Kitchen	10'1" x 6'9"	3.07m x 2.07m