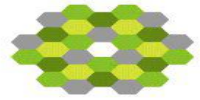


HM Land Registry  
Official copy of  
title plan

Title number **SY503719**  
Ordnance Survey map reference **TQ2559NE**  
Scale **1:1250**  
Administrative area **Surrey : Reigate and Banstead**



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**Land in SM7**

Yewlands Close, Banstead, Surrey, SM7  
3DB

**£45,000** Starting Bid

Tenure  
**Freehold**

**Property features**

- ✓ Situated in a residential cul-de-sac
- ✓ Former garage to the front which has been converted to an office
- ✓ Accessed via a secure gated pedestrian pathway

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

2 x Offices and Storage Yard

Situated in a residential cul-de-sac close to Banstead High Street is this unique combination of timber clad buildings including a former garage to the front which has been converted to an office, a yard in the middle, and a principal larger office at the rear. The property is accessed via a secure gated pedestrian pathway. The former garage front office is accessed from a small gated courtyard which comprises; a lobby, office and shower room. The middle yard has a large storage shed, and the rear office which was originally built as a bungalow annexe includes 2 office areas (originally a lounge and bedroom), a fitted kitchen, a utility room, a shower room, a large outside store room and a paved garden. Whilst planning permission has not been granted, there may be some future hope value here that an application for change of use can be re-visited.

We have been advised the property has two Separate water meters and electric meters should the garage to the front want to be separated at any time.

Please note we have not inspected this property.

Price: Starting Bid £45,000

Property Type: Land

Business Type: Other/Unspecified

Parking: None

## Location

Situated in a residential cul-de-sac close to Banstead High Street.

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## Accommodation

Unique combination of timber clad buildings including a former garage to the front which has been converted to an office, a yard in the middle, and a principal larger office at the rear. The property is accessed via a secure gated pedestrian pathway. The former garage front office is accessed from a small gated courtyard which comprises; a lobby, office and shower room. The middle yard has a large storage shed, and the rear office which was originally built as a bungalow annexe includes 2 office areas (originally a lounge and bedroom), a fitted kitchen, a utility room, a shower room, a large outside store room and a paved garden.

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## EPC

Studio 1, Yewlands Close, BANSTEAD, SM7 3DB

Rating C - full report available on request.

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## Rateable Value

Office at 1a, Yewlands Close, Banstead, Surrey, SM7 3DB

Current rateable value (1 April 2026 to present) £8,100

Sourced from VOA

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## Tenure

Freehold - title number SY503719

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Yewlands Close, Banstead, Surrey, SM7 3DB

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

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