



Land at Headley Court, off Tilley Lane, Headley KT18 6EH
Freehold



**LAND AT HEADLEY COURT, OFF TILLEY LANE
HEADLEY, SURREY KT18 6EH**

Offers In Excess Of £200,000

11.03 Acres of Land &
Woodland within Mole
Valley

Part of the former Headley
Court M.O.D Facility

Previous Use as an M.O.D
Exercise / Recreation Area

Gated Access off Tilley Lane

Metropolitan Green Belt

Close to Leatherhead, Epsom,
Dorking and Boxhill Country
Park

Freehold



**An opportunity to acquire the
former recreation ground of the
renowned Headley Court MOD
facility.**

THE PROPERTY

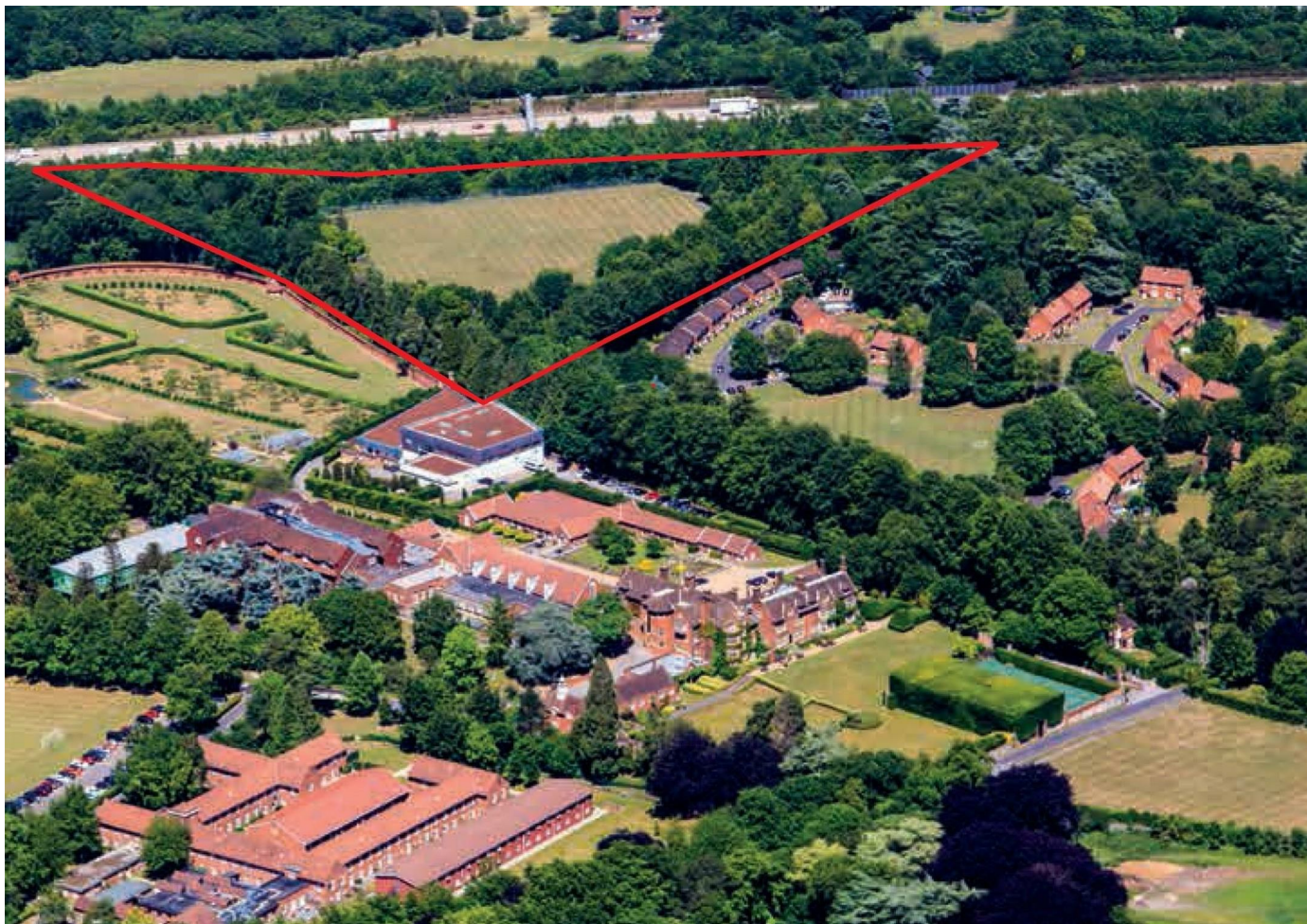
An opportunity to purchase approximately 10.9 acres of former recreation land surrounded by established woodland.

The land is gated and partially fenced close the perimeter of the site. There is also a public bridleway that runs close to the northern boundary.

The land forms an ancillary part of the former Headley Court Defence Medical Rehabilitation Centre which ceased operations in 2018.

The wider Headley Court Estate comprises existing houses (immediately to the south of the subject site), and under recently granted planning permissions 70 new houses and a retirement village are now under construction. To the northern boundary is the M25 and to the west are the Headley Court walled gardens.

Historically, the land has been used as a exercise and recreation facility by the MOD and more recently by a local football club (by agreement).



SITUATION

Headley Court is located in the village of Headley, near Epsom in Surrey, England. This semi-rural area is known for its picturesque landscapes and proximity to larger towns like Leatherhead and Epsom, providing a blend of tranquility and accessibility.

The village of Headley offers a range of amenities, including a church, shop, village hall, and pub, making it a charming and convenient place to visit.

The land is located off Tilley Lane, between the picturesque village of Headley to the south and Ashted approx. 2 miles north. Access to the M25 is approx. 2 miles distant via J9 at Leatherhead.





PLANNING

Interested parties should satisfy themselves regarding their proposed use. The Local Authority is Mole Valley District Council.

SERVICES

We have not carried out any services in respect of services and interested parties should satisfy themselves, as to those that are available.

ACCESS

By appointment with the selling agents.

TENURE

Freehold, with vacant possession on completion.

PHOTOGRAPHY, PLANS AND BOUNDARIES

All boundaries shown on this brochure are for indicative purposes only and should be verified by the purchaser. Photography in this brochure was taken on 3 March 2025.

JOINT SOLE AGENTS

Hurst Warne Chapel House, 1-3 Chapel Street, Guildford GU1 3UH

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Date of particulars
 4th March 2025

AGENT'S NOTE
 Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE T: 01483 880 900	HASLEMERE OFFICE T: 01428 664 800	LIPHOOK OFFICE T: 01428 728 900	MAYFAIR OFFICE T: 0870 112 7099	AUCTION ROOMS T: 01483 223101
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