



The Former Hut Site, Furlong Road, Westcott,
Dorking, Surrey RH4 3PR



TRILOGY



| THE FORMER HUT SITE | FURLONG ROAD |
| WESTCOTT | DORKING | SURREY | RH4 3PR |

Freehold For Sale by Informal Tender

An outstanding residential development opportunity for 9 houses in a popular Surrey Hills village, close to the amenities and excellent transport links of Dorking Town Centre.

BACKGROUND TO THE SALE

Following the decision to formally merge the two independent village-based Charities that were previously custodians of The Former Hut site and The Former Reading Room, a single charity was created and approved by the Charity Commission with the specific purpose of redeveloping the Former Reading Room as a new, fit for purpose and sustainable Community Centre.

As part of the financing arrangements, planning permission has been secured for The Hut site, the sale proceeds of which will be ringfenced and directed towards the rebuilding of the new hall.





View down Furlong Road

SITE DESCRIPTION

The site comprises a former single-storey community building which extends to approximately 800 sq m (8,611 sq ft) which was first opened in 1958, before closing permanently in 2017. The hall is now in a derelict condition and beyond economic repair. The entire site (which is now overgrown) and which included the former bowling green extends to approximately 0.49 acres / 0.198 hectares. The site enjoys a long frontage onto Furlong Road although historically there has been no vehicular access from the Public Highway. The property benefits from detailed planning permission, granted in July 2026, for the redevelopment of the site as two terraces of 2 and 3 bedroom houses, all units for private sale and with car parking.

THE OPPORTUNITY

Proposals are invited for Freehold interest in the property with the benefit of detailed planning permission for the redevelopment of the site as nine new build terraced houses (for private sale) arranged as 4 x three bedroom houses (1,157 sq ft each unit) and 5 x two bedroom houses (877 sq ft each unit). An accommodation schedule is included in the data room.

TENURE

Freehold with full vacant possession.

SERVICES

It is assumed that all mains' services are available to the property or can be brought into the site, but it will be the purchaser's responsibility to satisfy as to their availability and adequacy. None of the services have been tested.



VAT

At the current time, the building has not been elected for VAT.

FLOOD RISK

Fluvial and surface water flooding is detailed as 'very low'. (UK Government Flood Risk Service).

ADDITIONAL INFORMATION

A password protected data room is available. Please contact the selling agent.

EPC RATING

Not Applicable as building due for demolition.

RATEABLE VALUE / CIL

The current building does not currently appear on the rating list.

There is stated CIL Liability of £230,455 assuming that there is no Charitable relief. Interested parties are invited to consider and propose alternative deal structures that could facilitate Charitable relief or mitigate the liability in other ways.

CONDITION

The existing building is in a state of significant disrepair. No warranty is given as to the condition of the building and purchasers should satisfy themselves in this respect. There are no building surveys that are available.

LOCATION

The property is situated in the heart of the village whose amenities include a Primary School, GP's Surgery, Public House and local retail. Westcott lies in the Surrey Hills National Landscape and provides direct access to the footpaths, cycle paths and bridleways of the surrounding countryside.

Dorking with its comprehensive range of retail, leisure, education and social amenities is within 1.5 miles, a short drive via the A25 and with the town hosting 3 railway stations, with direct and regular commuter links into London Waterloo and Victoria and Gatwick Airport. The M25 is easily accessible, as is the regional hub of Guildford to the West. Westcott offers the optimum balance of a thriving village environment, the countryside of Surrey Hills, excellent transport links and the amenities of Dorking Town and Guildford to the West.



PLANNING CONTEXT

The property lies within the jurisdiction of the Mole Valley District Council. The property is not listed or situated in the Conservation Area. There are no TPOs that impact upon the site.

Detailed planning permission for application no. MO/2024/1464 was secured, subject to conditions on 02/06/2026 in respect of a single permission covering both the subject site as well as the existing Village Hall, which is to be redeveloped as a new community hall. The decision is as follows:

“Demolition of existing building and erection of a replacement community building (Use Class F2) on the site of Westcott Village Hall, Institute Road; redevelopment of The Hut site, Furlong Road to provide 9 No. dwellinghouses (Use Class C3) with associated access and landscaping, Westcott Village Hall, Institute Road and 'the hut' site, Furlong Road, Westcott, Dorking, Surrey”

Whilst the planning permission is for both elements, the planning permit as well as the Section 106 Agreement have been drafted so as to minimise the interdependence of the two elements thereby allowing a purchaser/developer of the Furlong Road site the necessary flexibility.

There is no onsite affordable housing provision or payment in lieu, in respect to affordable housing.

All the planning documents, reports and surveys are included within the Data Room.

The planning permission is subject to a Section 106 Agreement dated 28th May 2026, which covers certain Highways Works as well as obligations (on the Vendors) as to the marketing process, how any land payment is held and spent, obligations on applying for grant aid as well as for the the developer of Furlong Road to undertake certain Highways works (which have been costed at approximately £50,000).

BID PROCEDURE

Full bidder guidance will be provided to interested parties, prior to the tender date.

VIEWINGS

Strictly by prior appointment. There will be a series of open days with pre-booked slots, the details of which can be obtained from the selling agents.

CHARITIES ACT

The disposal of the property will be subject to the provisions and requirements of the Charities Act.

METHOD OF SALE

Offers are being sought on an unconditional basis and bidders will be invited to submit offers on or before a pre-determined bid date which will be advised to interested parties during the marketing campaign. Given the Vendor's charitable status clawback and/or overage provisions may be included as part of the sale contract.





FURLONG ROAD



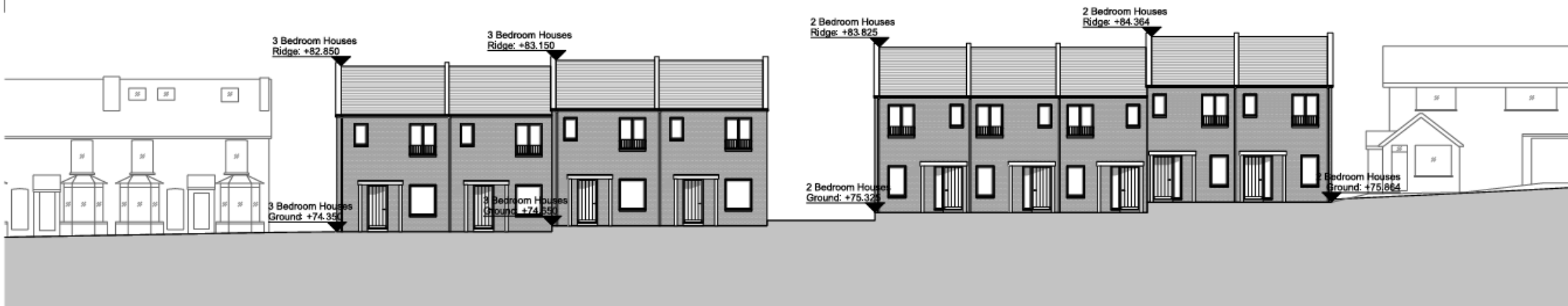
01

Site Layout: Ground Floor Plan

02-2001

SCALE 1:200





01 Sitewide GA: Front Elevation

04-2001 SCALE 1:200

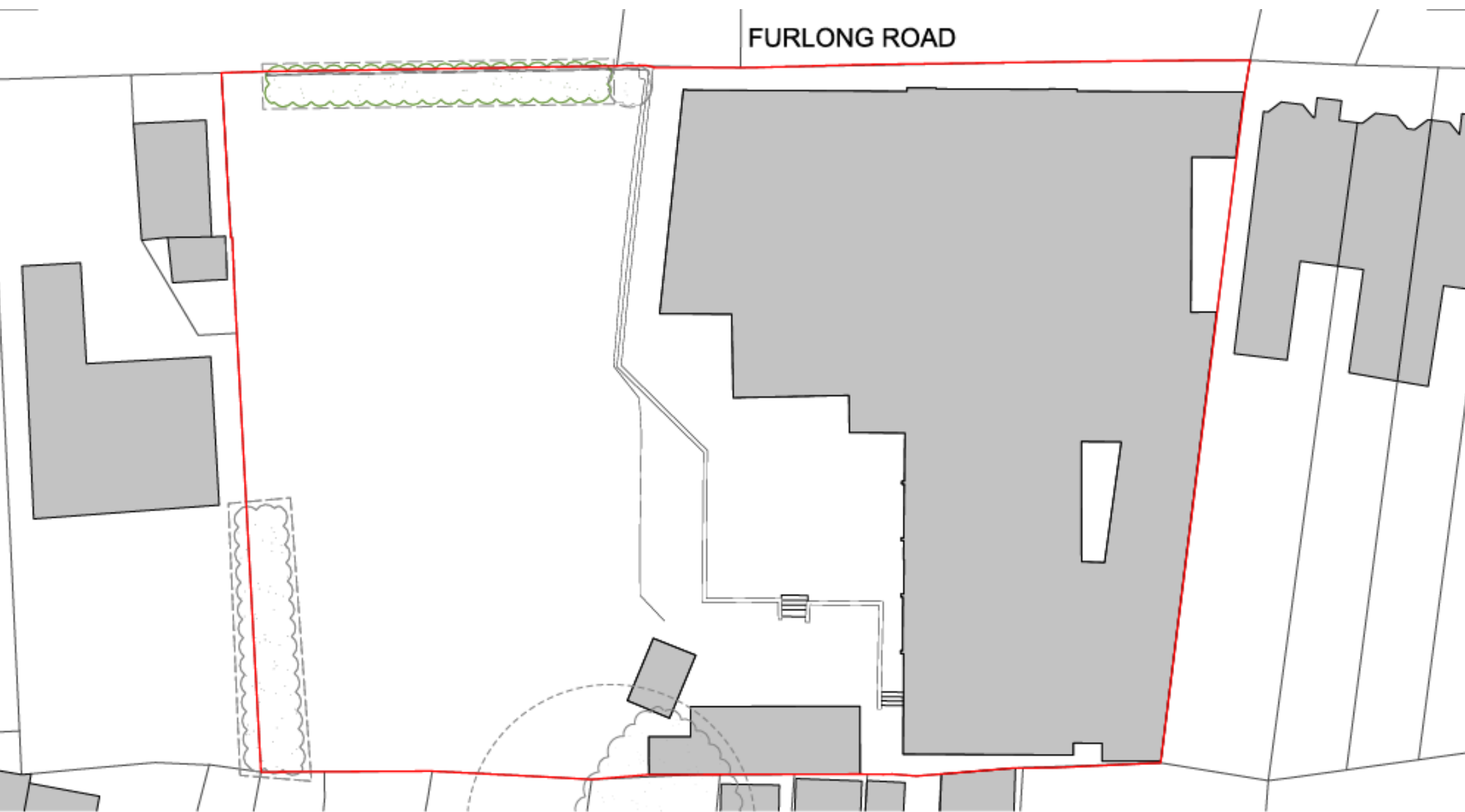


02 Sitewide GA: Rear Elevation

04-2001 SCALE 1:200



FURLONG ROAD



01

Existing Site Plan

09-2001

SCALE 1:200



FURTHER INFORMATION

Details Prepared September 2026

SITE LOCATION POSTCODE

RH4 3PR

LATITUDE & LONGITUDE

51.226361 | -0.36309

OUR SERVICES

Land
Development Consultancy
New Homes

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CONTACT

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.