



BEST & FINAL OFFERS TO BE RECEIVED BY WEDNESDAY, 5th MARCH 2025

BRANFORD BARN, NEWCHAPEL, LINGFIELD, SURREY

AGRICULTURAL BUILDING & LAND FOR SALE ON BRICKHOUSE LANE, NEWCHAPEL, LINGFIELD, RH7 6HY

BARN & LAND FOR SALE CLOSE TO BARNES WITH PLANNING FOR RESIDENTIAL DEVELOPMENT

This is an exceptional opportunity for you to own a well-located parcel of land, perfectly suited for equestrian use or potential residential development.

Close to 6 acres, this lush flat pasture land benefits from a 66m² timber frame barn by the entrance, towards the northern corner. It has been granted planning permission to remove this and build a new stable block, sand school & parking area.

There is an established treeline and shrubbery border around the majority of the land providing good privacy and attractive boundaries. A circle of trees surrounds a small pond at the centre of the land offering an additional charming feature.

The land is situated within an affluent area surrounded by stunning scenery and large characterful houses. It is just a short drive west of the commuter town of Lingfield and close to good transport links offering connections into London and the south coast.

It should also be noted that two barns, which were part of the original farm as the land for sale, have been granted planning to convert into residential dwellings, giving this land some development potential.



Size	Guide Price
5.83 acres	£285,000





LOCATION

- ◆ Just north of Newchapel
- ◆ 2.0 miles to Lingfield
- ◆ 2.3 miles to Smallfield
- ◆ 4.2 miles to East Grinstead
- ◆ 4.3 miles to Horley
- ◆ 5.8 miles to Edenbridge
- ◆ 6.5 miles to Redhill
- ◆ 6.8 miles to Crawley
- ◆ 23.2 miles to Central London

The land is ideally sandwiched between London and the south coast, close to good transport links.

Situated in attractive location on the edge of the affluent hamlet of Newchapel, the land is just 2 miles west of the popular commuter town of Lingfield.

Lingfield is a large, historic village that offers a good range of amenities such as; schools, cafés, pubs and shops. A wider range of services can be found in nearby East Grinstead, Horley, Redhill and Crawley.

The closest, East Grinstead, is just over 10 minutes from the land. This vibrant medieval market town has something to offer everyone; a diverse range of independent & high street shops, cafés, bars and restaurants.

The area has excellent commuter links. The nearby A22 trunk road connects the land to the south coast at Eastbourne and London. It joins the M25 at junction 6 providing quick access to the wider motorway network.

Regular train services at nearby Lingfield station provide travel to London in 50 minutes and for international travel, London Gatwick Airport is less than 5 miles away.

TRANSPORT LINKS

- ◆ 1.0 miles to the A22
- ◆ 2.5 miles to Lingfield Train Station *
- ◆ 4.4 miles to the M23 (J10)
- ◆ 4.8 miles to London Gatwick Airport
- ◆ 5.9 miles to the M25 (J6)

* Journey Times: 9 mins to East Grinstead; 32 mins to East Croydon; 49 mins to London Victoria; 52 mins to London Bridge

PLANNING

The property benefits from planning permission for the demolition of an existing barn and the erection of a new stable block (consisting of 4 stables, feed store & tack room) and a 20m x 40m sand school, with associated parking area and muck bay (Planning Ref. TA/2022/535). This also includes a change of use of land from agriculture to equestrian.

The land is situated within the Tandridge Green Belt. Any further development or change of use would be subject to any appropriate permissions.

LOCAL AUTHORITY

Tandridge District Council
www.tandridge.gov.uk

NO OVERAGE

There is **no overage or clawback** on this land – rare in today's land market.



LOCAL DEVELOPMENT

Tandridge District Council's Local Plan has identified **several Green Belt sites suitable for residential development. Notable, three of these sites are within 2.5 miles of the land for sale.** They are:

- ◆ HSG01: Land at Plough Road and Redehall Road, Smallfield
- ◆ HSG03: Land North of Plough Road, Smallfield
- ◆ HSG12: Land at The Old Cottage, Station Road, Lingfield

PROPERTY PRICES

The land is situated within an extremely affluent area. Property prices in Newchapel are 42% above the county average and **174% above the national average** (Source: Zoopla).

These premium house prices reflect the desirability of the area as a place to live and own property – including land.

PERMITTED DEVELOPMENT: AGRICULTURAL BUILDINGS TO DWELLINGHOUSES

Amendments to Permitted Development Rights introduced in April 2014 have transformed the landscape for anyone wishing to undertake a barn conversion.

Under “Class Q”, it is possible to develop agricultural buildings, and any land within its curtilage, into homes without needing to apply for planning permission.

Development is permitted if the agricultural building has been in use for at least 10 years. The maximum floorspace that can be developed is 465m², which can be divided into up to five separate dwellings. require any further information.



Barn development that was part of the original farm as the land for sale.

DEVELOPMENT OF AGRICULTURAL BUILDINGS

There are several examples on the local council's website of agricultural buildings successfully gaining permission to convert into residential dwellings. Most notably the following are within a mile of the land for sale:

To the east and part of the original farm (Planning Ref. 2020/277/NC)

Demolition of 2 barns and ancillary lean-to barn. Retention & conversion of 2 barns to residential dwellings with associated works.

Land 0.5 miles to the east (Planning Ref. 2018/1734/NC)

Change of use from Agricultural Barn to Dwelling. It should be noted that erection of this agricultural barn was granted permission in 2009 (Planning Ref. 2009/918).

Land 0.7 miles to the east (Planning Ref. 2000/1469 & 2000/1470)

Conversion of barn to 4-bed dwelling and self-contained studio flat.



LAND VALUES

Pasture land prices in the region are 15% higher than the average as land values continued to rise last quarter.

In the past year, land values have risen 6%, outperforming the FTSE 100, UK house prices and interest from savings in the bank.

These increases are also outpacing inflation as land continues to be seen as a tangible safe-haven for investment.

Investors are also competing with a wide variety of lifestyle and environmentally-motivated buyers as demand once again outstrips supply.

This imbalance between supply and demand doesn't look to change and will continue to drive up land values.



METHOD OF SALE

The land is offered for sale by informal tender, please see the accompanying letter for further details. The freehold is available with vacant possession on completion.

MORE LAND AVAILABLE

If you have a different budget or size requirement, additional land may be available. Please call one of our experienced land consultants on 01727 701303 for further information.

RECREATION

Less than 20 minutes from Gatwick Airport and an hour from both London and the South Coast, the land is perfectly situated for a wide range of things to do – both regionally and internationally.

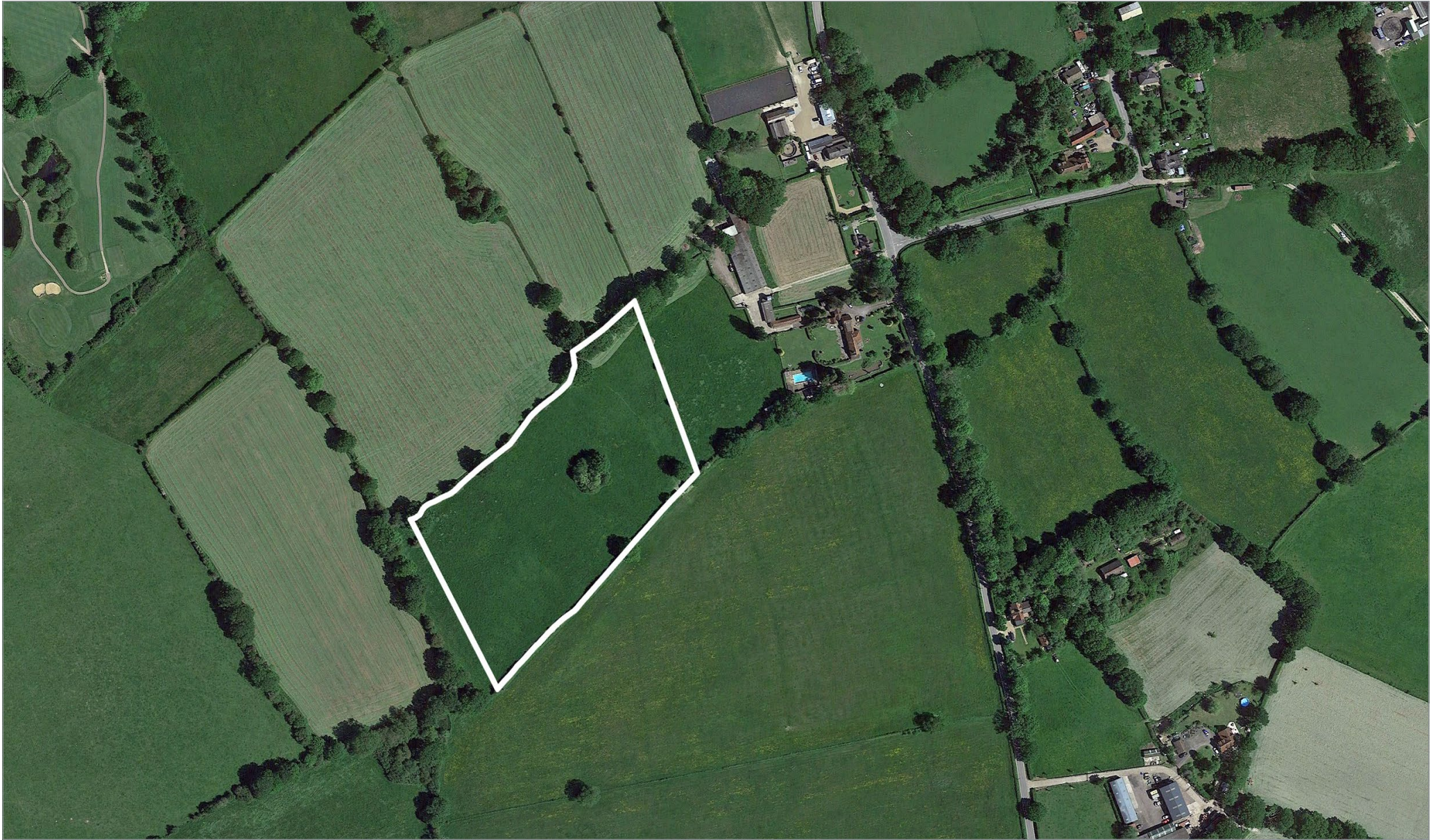
You don't have to travel far from the land though to find things to do. As well as the aforementioned Lingfield Park, the British Wildlife Centre is close by. Home to over 40 different native species, it is the best place to see the UK's own wonderful wildlife.

For the golfing enthusiast, Horne Park, Copthorne & Chartham Park golf courses are all nearby.

EQUESTRIAN

The area is well-suited for horse riding with a network of bridleways close by, the closest of which are off Clay Lane (0.4 miles to the south) and Tedham Lane (1.4 miles to the north).

Nearby Lingfield is perhaps best known for its racecourse, which holds many events throughout the year. As well as being a popular racecourse, Lingfield Park Resort also boasts a luxury hotel, country club, golf course and spa.





Gated access from Brickhouse Lane leading to a concrete track that runs between Branford Lodge & Branford Wells Farm.

ACCESS

The land is accessed in the main over a well-made concrete track off Brickhouse Lane between Branford Lodge & Branford Wells Farm.

Please call us on 01727 701303 if you require any further information.

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The entrance to the land can be found here – [///sticks.jungle.windy](https://www.what3words.com/sticks.jungle.windy)

The approximate location of the barn can be found here – [///skip.luxury.tubes](https://www.what3words.com/skip.luxury.tubes)

VIEWING

Please note that viewing is by appointment only. Call us on 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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