




VANTAGE
LAND
01727 701303

Barn Conversions

BRANFORD PADDOCKS, NEWCHAPEL, SURREY
LAND FOR SALE OFF BRICKHOUSE LANE, NEWCHAPEL, LINGFIELD, RH7 6HY

GRAZING LAND IN AN AFFLUENT & DESIRABLE LOCATION IDEAL FOR PADDOCK CONVERSION

A wonderful opportunity for you to own a good-sized block of land in a beautiful and desirable location.

Measuring 5.80 acres in total, this lush, flat pasture land is for sale as a whole or in *just two lots*.

The site is enclosed in the main by a mixture of post & wire fencing and mature trees, which provide shade and character.

Surrounded by stunning scenery, the land 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.

The land is suitable for a range of recreational and amenity uses subject to any necessary consents.

It should also be noted that planning permission has been granted for a variety of uses on several parcels of land nearby.



| Lot | Size | Guide Price |
|------|------------|-------------|
| East | 2.90 acres | £65,000 |
| West | 2.90 acres | £65,000 |



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

LOCAL EQUESTRIAN & AGRICULTURAL DEVELOPMENT

Several parcels of land within a mile of the land for sale have been granted permission for agricultural or equestrian development; most notable are:

Land bordering the southern boundary (Planning Ref. 2022/535)

Erection of stable block and sand school, associated access, yard area and landscaping. Change of use of land from agriculture to equestrian.

Land 0.2 miles to the south (Planning Ref. 2021/138/N)

Erection of agricultural building to provide secure storage for machinery.

Land 0.3 miles to the south-east (Planning Ref. 2012/846)

Use of the land for keeping of horses and erection of building containing stable and tack room with associated access, hardstanding and landscaping.

Land 0.5 miles to the north (Planning Ref. 2017/1501)

Erection of an equestrian sand school and construction of a track way from an existing access.

Land 0.5 miles to the east (Planning Ref. 2009/918)

Erection of a storage barn.

Land 0.6 miles to the south-west (Planning Ref. 2014/1926)

Erection of 3 stables and store room. **This land was sold by Vantage Land prior to planning be granted.**

Land 0.7 miles to the east (Planning Ref. 2004/1414)

Erection of stable block comprising 3 stable units.

Land 0.8 miles to the north-west (Planning Ref. 2017/1576)

Change of use of land to allow for the formation of one polo pitch and one practice polo pitch; together with associated engineering works, vehicular access and landscaping.

Land 1.0 miles to the north-west (Planning Ref. 2000/1050)

Erection of field shelter.



A good sized block of lush, flat pasture land.

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.





The land is situated within a desirable and affluent area.

PROPERTY PRICES

The land is situated within an extremely affluent area. Property prices in the area are 54% above the county average and **165% 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.

PLANNING

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

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.

METHOD OF SALE

The land is offered for sale by private treaty as a whole or in *just two lots*. The freehold is available with vacant possession on completion.



The site is enclosed in the main by a mixture of post & wire fencing and mature trees that provide shade and character.

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.

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.





Full vehicular right of way is provided via an easement from a drivey off Brickhouse Lane between Branford Lodge & Branford Wells Farm. Please note that this driveway is currently being greatly improved.

ACCESS

Full vehicular right of way is provided to the lots via an easement from a driveway off Brickhouse Lane between Branford Lodge & Branford Wells Farm.

Please note that this driveway is currently being greatly improved by the developers of the residential barn conversions.

WHAT3WORDS

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

The entrance gate off Brickhouse Lane can be found here – [///sticks.jungle.windy](https://www.what3words.com/s/sticks.jungle.windy)

The south-western corner of the site can be found here – [///suffice.dices.museum](https://www.what3words.com/s/suffice.dices.museum)

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

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.