



THE SMALLHOLDINGS, LINGFIELD, SURREY
LAND FOR SALE ON BRICKHOUSE LANE, NEWCHAPEL, LINGFIELD, RH7 6HY

LAND FOR SALE ON A RESIDENTIAL ROAD IN A BEAUTIFUL & DESIRABLE LOCATION

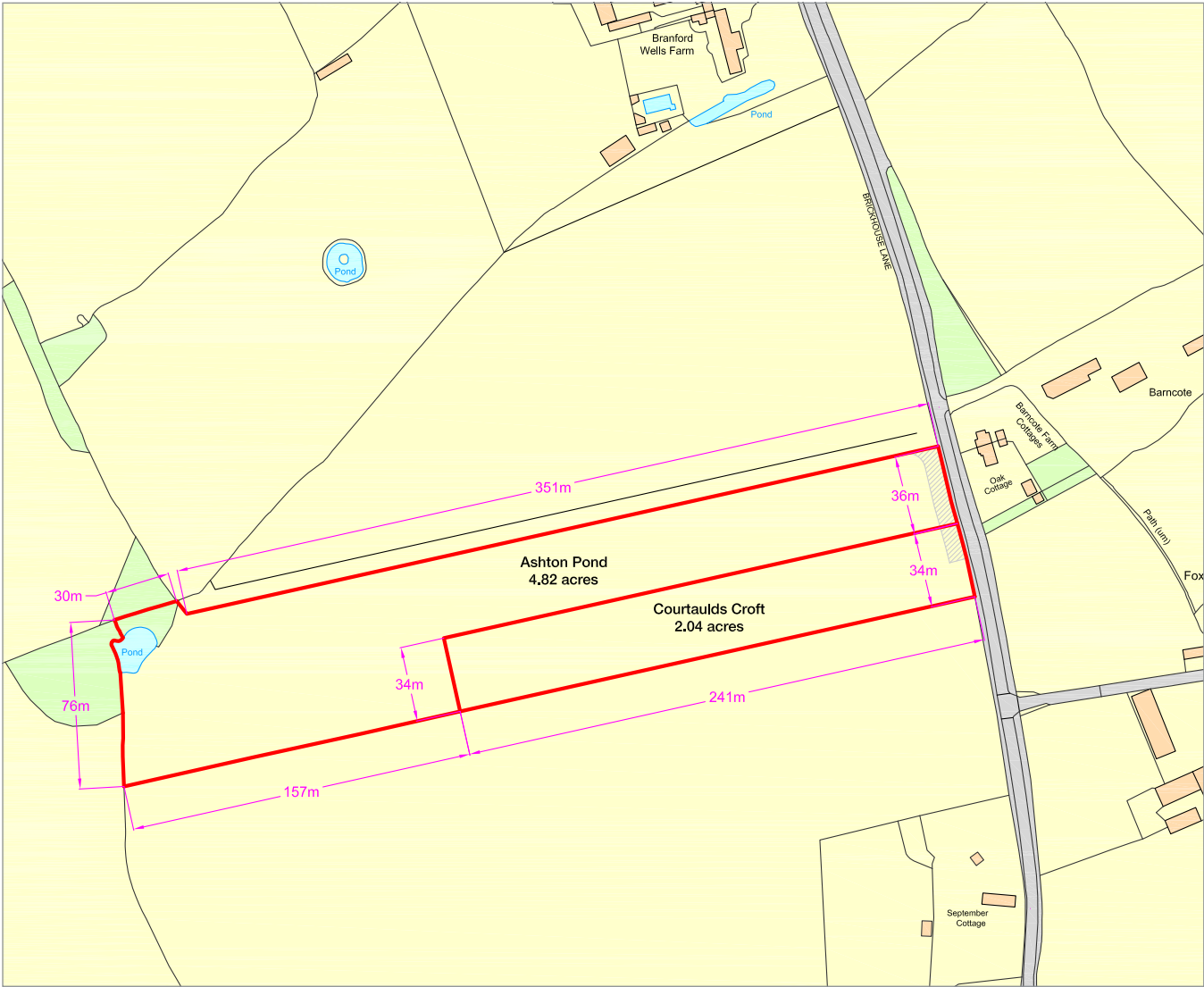
This is a wonderful opportunity for you to own a well-proportioned block of land with well-defined boundaries in the main, in a much sought-after area.

This lush, flat pasture land measures 6.87 acres and benefits from frontage onto Brickhouse Lane, an affluent road characterized by large, characterful properties. A double-gated entrance, set back from the road, provides safe and secure access.

Surrounded by stunning scenery, the site is just a short drive west of the commuter town of Lingfield and offers excellent transport links, with connections to London and the south coast.

The land is available for sale as a whole or in two separate lots and is suitable for various recreational and amenity uses, subject to any necessary consents. It's also worth noting that planning permission has been granted for a range of uses on several parcels of land nearby.

Lot	Size	Guide Price
Ashton Pond	4.82 acres	£165,000
Courtaulds Croft	2.04 acres	£90,000





Land for Sale

Planning for Stables

Barn Conversions

Brickhouse Lane



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.

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)

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.

- * 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:

Field to the north (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.



The site lies close to several parcels of land that have been granted permission for agricultural or equestrian development.

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.



This lush, flat pasture land has well-defined boundaries in the main.

PROPERTY PRICES

The land is situated within an extremely affluent area. Property prices in the area are **71% 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 lots. The freehold is available with vacant possession on completion.

LAND VALUES

Pasture land prices in the region are 14% higher than the average as land values rose again last year, despite numerous challenges in the local market & global economy.

This once again shows the inherent resilience of agricultural land as a tangible asset.

With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers. This is supported by the fact that, **in the past 5 years, land values have risen by 31%**, outperforming the FTSE 100, UK property prices and interest from savings in the bank.

These rises are driven by historically low levels of land availability, as demand continues to outstrip supply.

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.



The picturesque pond is tucked away in the north-western corner and measures over 280 sq.m.





The land fronts the affluent residential road of Brickhouse Lane.

ACCESS

Both lots enjoy road frontage onto Brickhouse Lane. A double-gated entrance, which is set-back from the road, provides safe & secure access and can be found within 'Courtaulds Croft'.

Full vehicular right of way will be provided via a short easement from this gate to 'Ashton Pond'. A right of way for other land owners runs along the eastern & northern boundaries of the site. If you require any further information, please call 01727 701303.

WHAT3WORDS

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

The gated entrance to the site can be found here – [///placed.moods.tilt](https://placed.moods.tilt)

VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our land consultants or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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Gated entrance on Brickhouse Lane which is set-back from the road.