Land for sale in Charlwood, Surrey

Off Stan Hill Road, Charlwood, Horley, RH6 0ES

An established smallholding for sale with a range of buildings.

This is a wonderful opportunity for you to own a good-sized block of land with a range of agricultural buildings in a highly sought-after area.

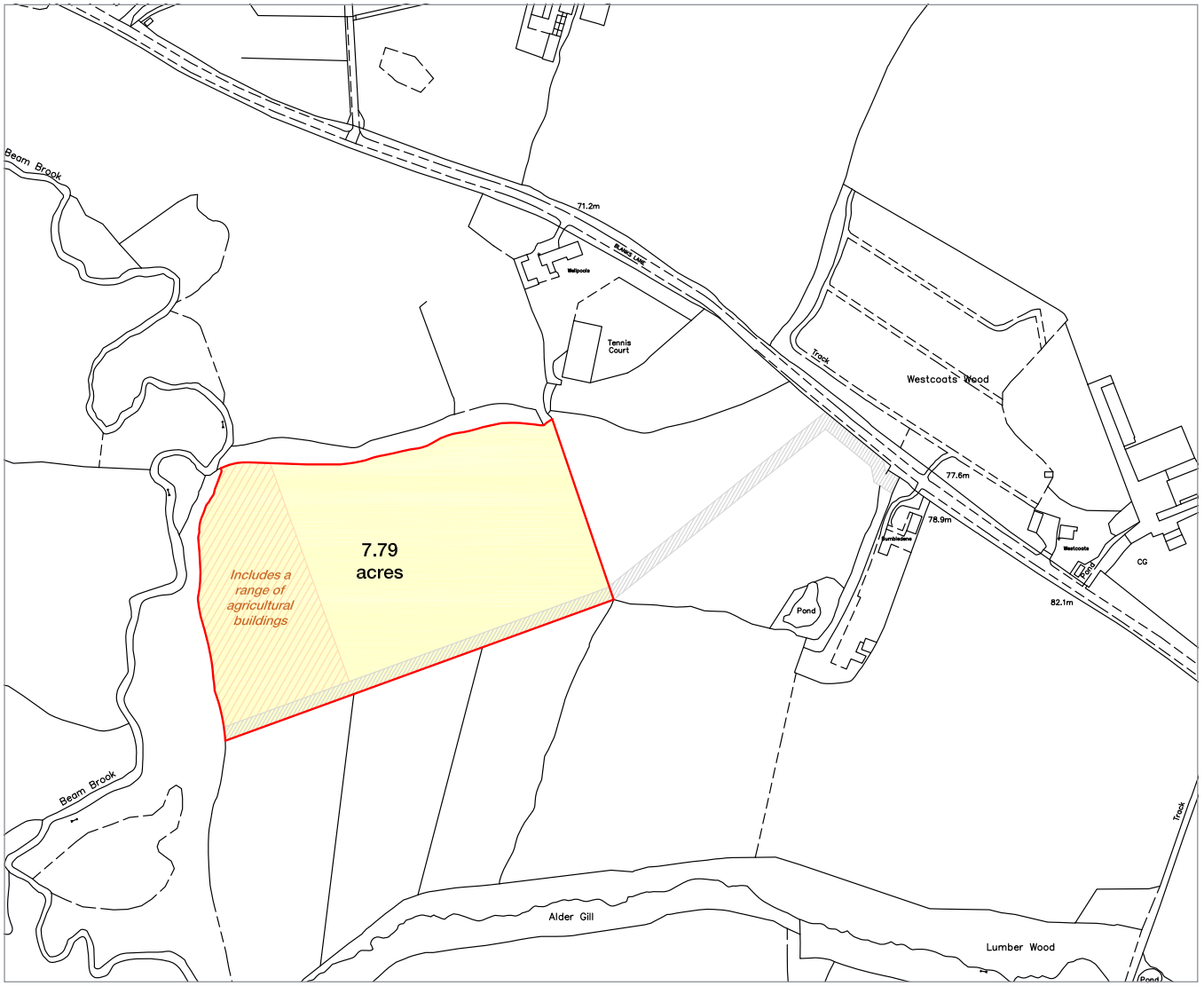
Totalling 7.79 acres, this flat pasture land is enclosed by a mixture of stock-proof fencing and mature woodland, providing privacy and tranquillity.

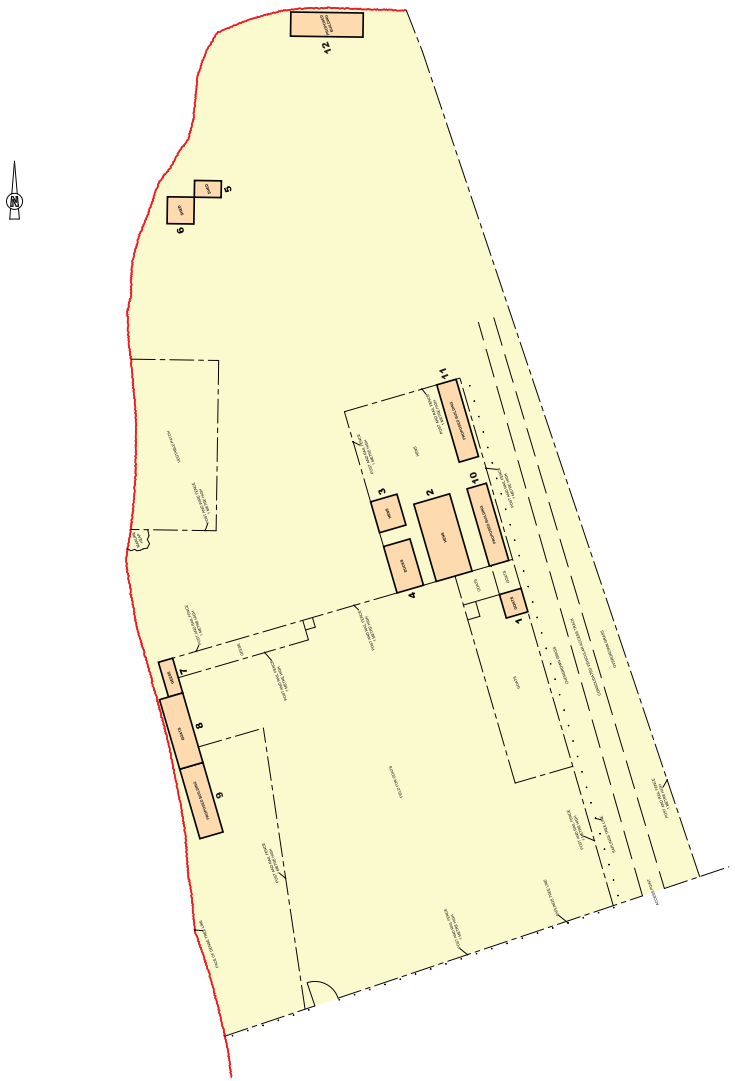
The western section of the site is already established as a substantial smallholding with a range of agricultural buildings, including a sizeable welfare unit *(details on the next page)*.

Additionally, the site benefits from a 165ft borehole, providing water for livestock. Access to the land is via a well-made, hard surface track from a double-gated entrance that is set-back from Stan Hill Road.

The land is pleasantly situated between the affluent and vibrant villages of Charlwood and Newdigate, which provide everyday amenities. While the land enjoys a semi-rural feel, it also boasts excellent nearby transport connections, making it easy to reach larger towns and a wider range of facilities.

Size	Guide Price
7.79 acres	£350,000





The land includes numerous agricultural buildings, making it an ideal smallholding.

Planning

It is understood that the land has planning permission for the following:

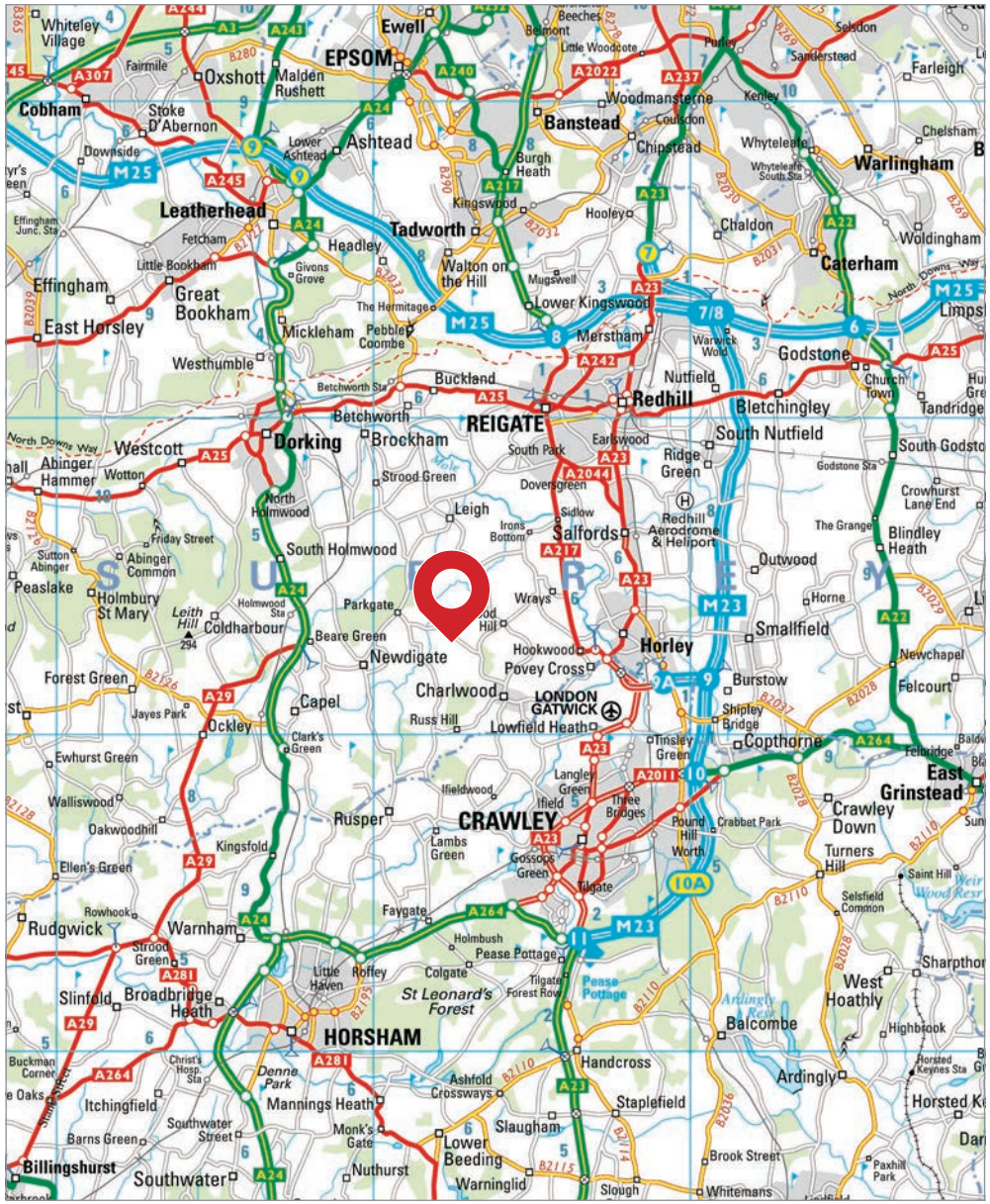
- **A large welfare unit with kitchen, lounge, bathroom & bedroom (serviced by solar power & propane gas)**
- **2 x sheds**
- **6 x stables**
- **4 x aviaries for poultry**
- **3 x pig arks**
- **36ft polytunnel**
- **A large field shelter**

These were granted under the appeal application APP/C3620/C/17/3169646 and the planning application MO/2018/1650.

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

Local Authority

Mole Valley District Council
www.molevalley.gov.uk



Location

- Between Charlwood & Newdigate
- 3.5 miles to Horley
- 4.8 miles to Reigate
- 5.2 miles to Dorking
- 5.4 miles to Crawley
- 5.7 miles to Redhill
- 8.4 miles to Horsham
- 23.1 miles to Central London

Transport Links

- 2.7 miles to the A24
- 3.4 miles to London Gatwick Airport
- 4.2 miles to Gatwick Airport Train Station **
- 5.3 miles to the M23 (J9)
- 8.2 miles to the M25 (J7)

* Journey Times: 26 mins to Brighton; 29 mins to London Bridge; 31 mins to London Victoria; 44 mins to London St Pancras International

The land is pleasantly situated between the charming and highly sought-after villages of Charlwood and Newdigate.

The area boasts a vibrant community and offers an excellent range of amenities for day-to-day needs, including local shops, a post office, pubs & eateries.

For more extensive shopping and leisure options, the larger towns of Horley, Reigate, Dorking and Crawley are all within easy reach. They each offer a range of high street and boutique shops, plus a selection of bustling cafés, bars and restaurants.

While the land enjoys a setting within beautiful countryside, it is also conveniently close to Gatwick Airport and key road links, making the area ideal for those wishing to commute for work or leisure.

The A24 to the west and the M23 to the east, provide easy access to the south coast, the M25 and the wider motorway network as well as Central London.

Additionally, a choice of mainline railway stations at nearby Holmwood & Gatwick offer frequent and direct links to London in half an hour.

Property Prices

The land is situated within an extremely affluent area. Property prices in Charlwood are 16% above the already high Surrey average and **95% 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.

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.

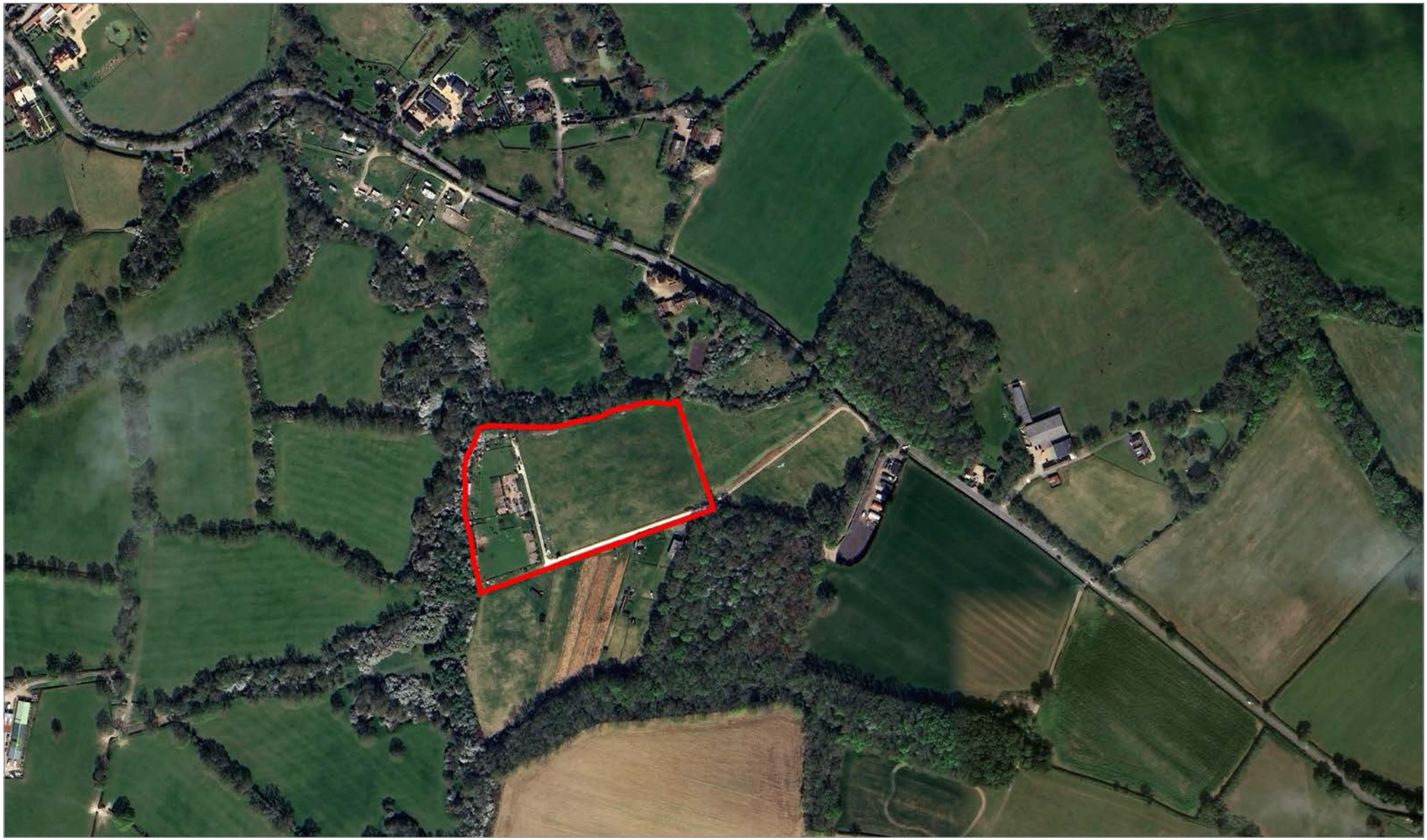
With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers. This is supported by the fact that, **in the past 5 years, land values have risen by 31%**, outperforming the FTSE 100, UK property prices and interest from savings in the bank.

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

Method of Sale

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.

The land is flat and enclosed by a mixture of stock proof fencing and mature woodland.



Double-gated entrance set-back from Stan Hill Road.

Full vehicular access to the land is via a hard-surface track.

Access

The land is accessed via a secure, double-gated entrance that is set-back from Stan Hill road. Full vehicular access to the land is via a well-made, hard-surface track.

what3words

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

The approximate location of the double-gated entrance on Stan Hill can be found here – ///post.jumpy.belt

The approximate location of the land can be found here – ///copy.status.menu

Viewing

To arrange a viewing, please call 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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