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01727 817479

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LAND FOR SALE IN LINGFIELD, SURREY

LAND OFF BONES LANE, NEWCHAPEL, LINGFIELD, SURREY, RH7 6HR

GRAZING LAND FOR SALE SUITABLE FOR PADDOCKS WELL SITUATED NEAR HORLEY, EAST GRINSTEAD, CRAWLEY, THE A22 AND M23 & M25 MOTORWAYS



A unique opportunity to purchase a parcel of attractive pasture land, totalling 5.82 acres near the affluent village of Lingfield, Surrey. The land is available as a whole or in two separate lots that are ideal for paddock conversion or suitable as a long term capital investment due to their superb location, infrastructure and excellent network of transport links; making the site easily accessible from nearby towns and villages.

Most famous for its horse racing course, Lingfield is now a very large village with a busy high street and all essential local amenities. It has a thriving community spirit built around its social and sporting activities.

Surrey's proximity to London and strategic location within South East England has resulted in it becoming one of the most affluent and successful counties in the UK.

The land is characterised by flat, lush grassland, perfect for grazing. It benefits from well defined boundaries and exceptional gated access leading to a high quality track.

The site is available freehold as a whole or in lots.

Lot 1: 2.82 acres SOLD

Lot 2: 3.00 acres SOLD

TRAVEL

- ◆ 1.1 miles to the B2028
- ◆ 1.2 miles to the A22 Eastbourne Road
- ◆ 2.4 miles to the A264
- ◆ 2.9 miles to Lingfield Train Station *
- ◆ 3.8 miles to Horley Train Station **
- ◆ 4.0 miles to London Gatwick Airport
- ◆ 4.0 miles to Junction 10 of the M23
- ◆ 5.8 miles to Junction 6 of the M25

* Journey Times: 8 mins to East Grinstead; 29 mins to East Croydon; 41 mins to Clapham Junction; 48 mins to London Victoria

** Journey Times: 6 mins to Redhill; 39 mins to London Victoria; 46 mins to London Bridge

LOCATION

- ◆ 0.7 miles to Newchapel
- ◆ 2.6 miles to Lingfield Village Centre
- ◆ 3.7 miles to Horley
- ◆ 4.0 miles to East Grinstead
- ◆ 6.3 miles to Crawley
- ◆ 22.6 miles to Central London

Lingfield lies to the east of the A22 which runs between Godstone (to the north) and East Grinstead (to the south), in the prosperous county of Surrey.

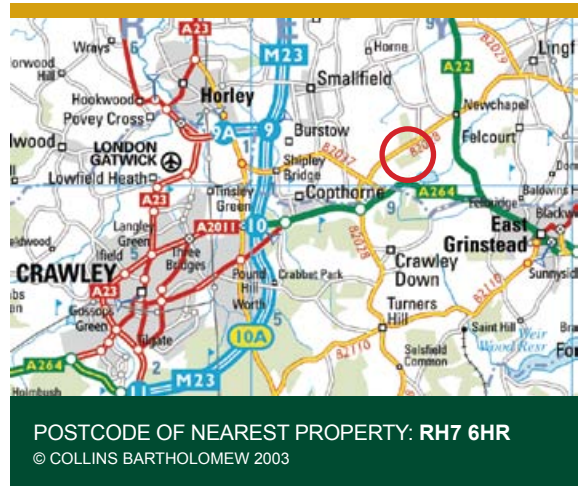
Surrey has the highest GDP per capita of any county in the UK. It is also credited with having the highest proportion of millionaires in the UK.

The A22 carries traffic from London to Eastbourne, linking the site with junction 6 of the M25 and East Grinstead where it also meets the A264 giving easy access to the M23 and London Gatwick Airport.

Gatwick Airport is London's second largest airport and second busiest in the UK.

Lingfield train station adjoins Lingfield Park Racecourse and offers direct services to London in under an hour, as does nearby Horley station.

The nearby town of Crawley has developed into the main centre of industry and employment between London and the south coast and is the key retail centre for surrounding areas.



LOCAL AUTHORITY

Tandridge District Council
8 Station Road East
Oxted
Surrey
RH8 0BT

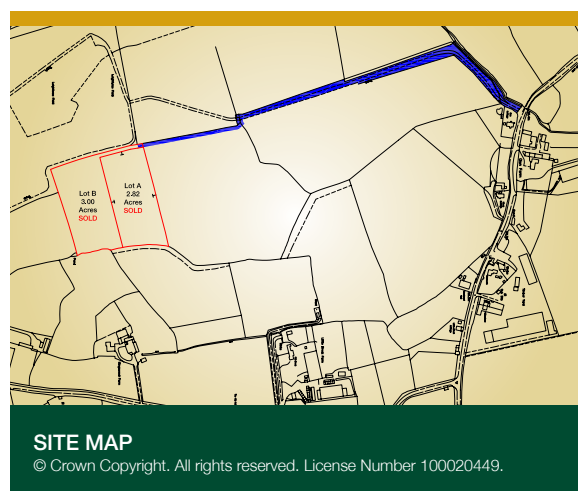
Surrey County Council
Conquest House
Wood Street
Kingston upon Thames
KT1 1AB

PLANNING

The land is designated within the Greenbelt and any development would be subject to the appropriate planning permission.

METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.



THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes 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.

ACCESS

The land is approached via a secure, gated entrance from Bones Lane, which leads to a hard surfaced vehicular entrance track that runs through the land.

EQUESTRIAN

Lingfield Park Racecourse adjoins the local train station and is a short distance from the site. It is best known as an all-weather flat-racing course; just one of five in the UK and one of the busiest in Europe.

Set in 450 acres of beautiful countryside, Lingfield Park is more than just a racecourse. With a premier 18-hole golf course, a sports and leisure club and outline planning permission to build an integrated four star hotel, it is one of the most exciting racecourses in the UK.

The area has a strong equestrian influence with several stables and riding schools nearby offering a variety of facilities and services.

Surrey is home to an extensive network of footpaths and bridleways including the North Downs Way, a scenic long-distance path.

Furthermore, the site is in close proximity to the 9.6 mile Dormansland Bridleway.

LAND VALUES

Land values rose by 6.9% in the second quarter of 2010. This takes growth over the past 12 months to 19.7%.

Prices are being driven up by a continuing shortage of supply and increased interest from private individuals. Land values are predicted to rise by at least a further 10% over the next year.

This is supported by the forecast made by Savills, which states that farmland prices will increase by another 5-6% per year until 2015.

This growth continues the historic trend of land prices. In the last decade land values increased by 183%, compared with growth of just 32% for prime country houses and a 22% drop in the value of the FTSE 100 share index.

Land is considered a safe and tangible investment asset, which may also bring capital gains and tax benefits.

VIEWING

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.

