



VANTAGE
LAND
01727 701303

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

LAND FOR SALE ON AN AFFLUENT ROAD IN A BEAUTIFUL & DESIRABLE LOCATION

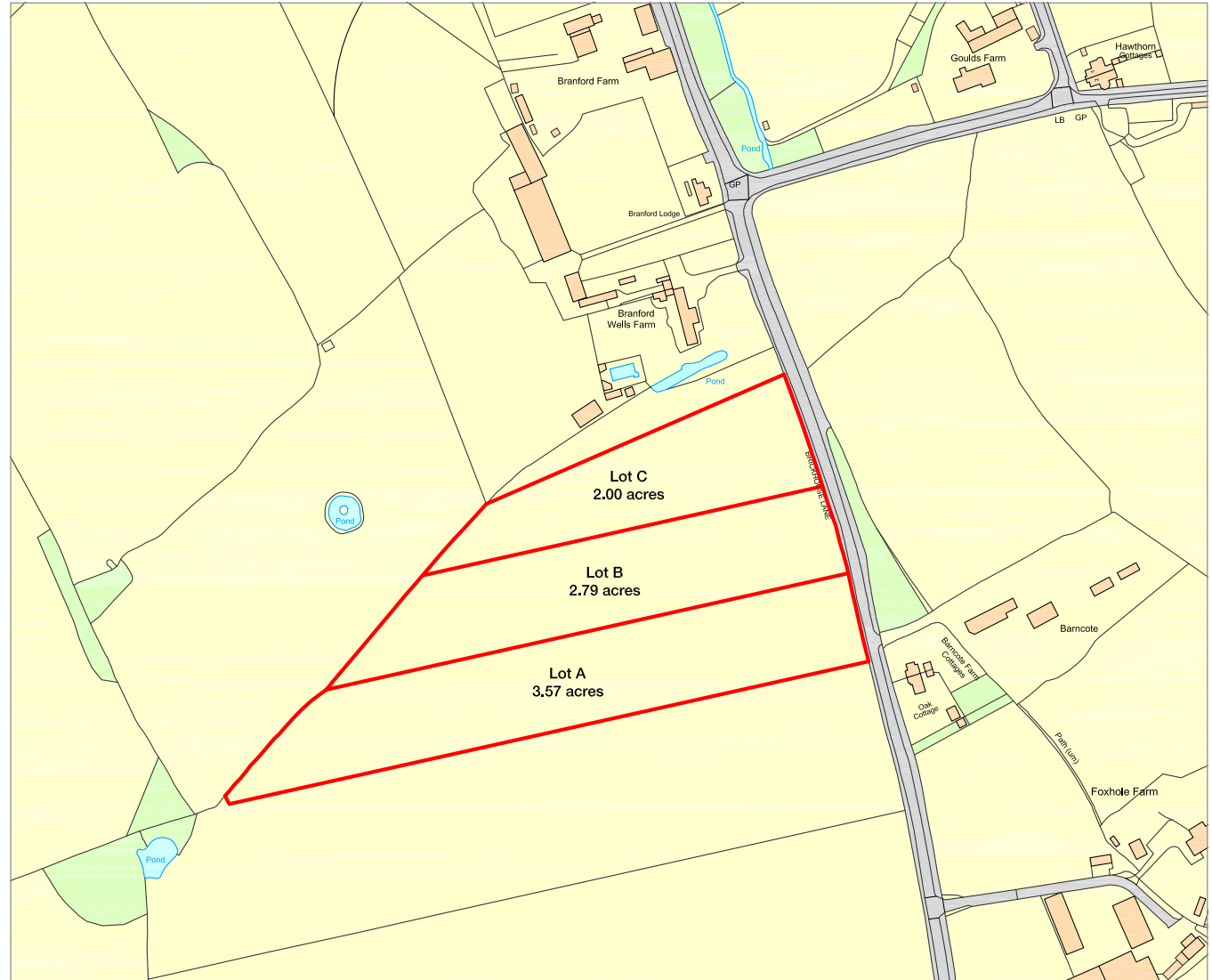
A wonderful opportunity for you to own a parcel of land in a beautiful and desirable location.

Measuring 8.35 acres, this lush pasture land is flat and enclosed in the main by a mixture of mature hedgerow & fencing.

The land is for sale as a whole or in just 3 lots with each enjoying frontage onto Brickhouse Lane; an affluent road with large, characterful houses.

Surrounded by stunning scenery, the site 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 currently suitable for a range of recreational and amenity uses. Other uses are subject to any relevant planning consents, but it should be noted that planning permission has been granted for a variety of uses on several parcels of land nearby.



Lot	Size	Guide Price
A	3.57 acres	£125,000
B	2.79 acres	£100,000
C	2.00 acres	£80,000





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.

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:

Land bordering the western 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.



The land is situated within a desirable and affluent area.

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 available as a whole or in lots.



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

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.

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

Furthermore, two barns that were part of the original farm as the land for sale have been granted planning to convert into residential dwellings (Ref. 2020/277/NC).

PROPERTY PRICES

The land is situated within an extremely affluent area. Property prices in Newchapel are 37% 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.

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.



The site is enclosed by a mixture of mature hedgerow and fencing.

LAND VALUES

Land values rose again last quarter by 2%, bringing growth over the past 12 months to 7% with pasture land prices in the region 16% higher than the average.

Once again land has outperformed other asset classes during this time especially at a time when most residential property prices fell.

A lack of supply and continued strong demand from a wide variety of buyers helped support these rising land values, despite the recent downturn in economic conditions as land continues to be regarded as a tangible safe-haven for investors.

Going forward, the outlook for the land market is positive as the trend of low supply and high demand look set to 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.





Newly improved gated entrance to the south that has been set-back from the road. Please note that this photo was taken before road plainings were laid in the entrance.



Full vehicular right of way to the land is provided via an easement (shown in grey).

ACCESS

All lots enjoy road frontage onto Brickhouse Lane from where they can be accessed via a newly improved gated entrance to the south that has been set-back from the road.

Full vehicular right of way is provided from this entrance to the land via an easement. Please call 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 – [///placed.moods.tilt](https://placed.moods.tilt)

The south-eastern corner of Lot A can be found here – [///boxer.puddles.crowned](https://boxer.puddles.crowned)

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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