

FOR SALE:
RURAL RESIDENTIAL DEVELOPMENT SITE
Newlands Farm, Little Farleigh Green, Farleigh Court Road,
Warlingham, Surrey CR6 9PX

An unusual opportunity to create your own private country home on the North Downs with garden and views over your 64 acres of land and adjacent attractive mixed woodland - yet only 17 miles from central London; a rare and largely private area within the M25. Rural yet close to London and international connections.

Approximately **64.74 acres (26.201 hectares)**

WARLINGHAM VILLAGE: 1.6 MILES • CROYDON: 4 MILES • CENTRAL LONDON: 17 MILES
JUNCTION 6 OF M25: 5 MILES • BIGGIN HILL AIRPORT: 5.8 MILES • GATWICK AIRPORT: 16 miles

Train service:

Upper Warlingham 3.6 miles to London Victoria (30 mins)
East Croydon 6.1 miles to London Victoria (17 mins), London Bridge (19 mins)



**Total site 64.74 acres (26.201 hectares)
Edged red on the sale plan.**

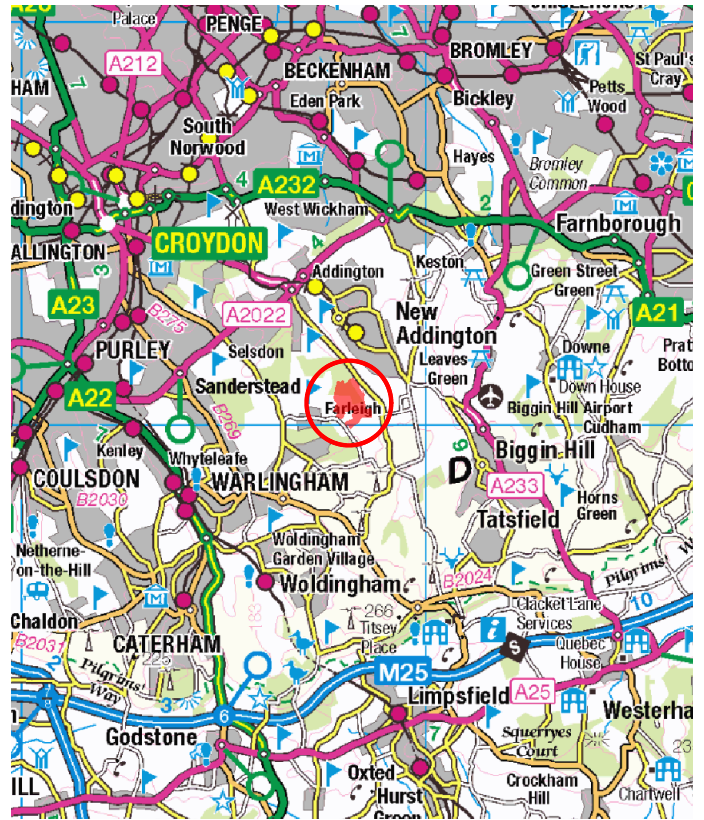
Planning permission was granted to demolish the former agricultural/commercial building and build an attractive Surrey Arts and Crafts style home and garaging in accordance with the plans illustrated in these particulars. Comprising 4 bedrooms and two bathrooms on the first floor with a kitchen/breakfast room and 4 reception rooms on the ground floor. (Gross external floor area 235m², NIA 230m²) (2530 ft² NIA 2476 ft²)

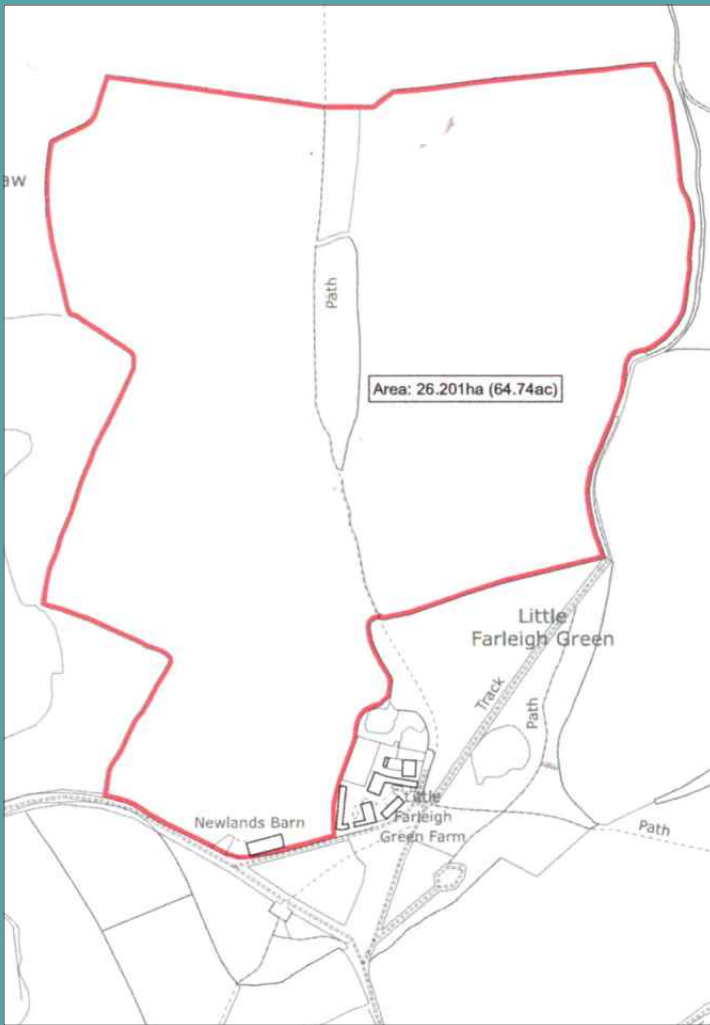
London and beyond is easily accessible via public transport or car from the M25 junction.

Nearby Warlingham village offers a range of Pubs, Shops, Restaurants and commercial facilities.

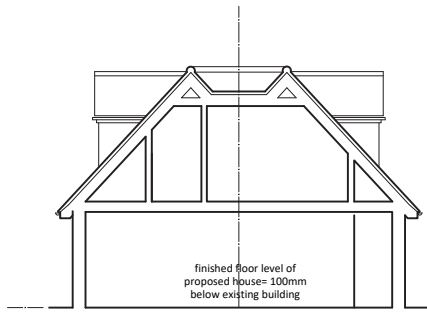
The land offers great potential for equestrian uses with access to the adjacent bridlway network, or small scale agriculture, various leisure uses.

For the sports enthusiast Farleigh Golf Club is next door and sports clubs are available in nearby Warlingham.

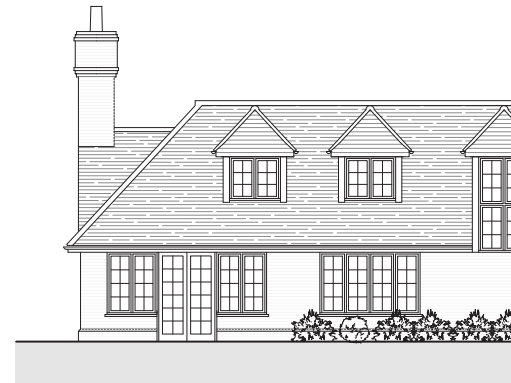




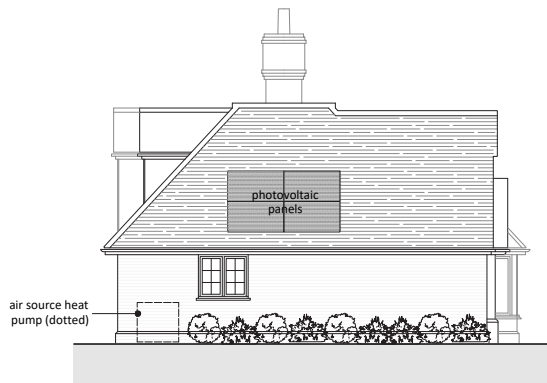
Former Agricultural building to be replaced with new dwelling.



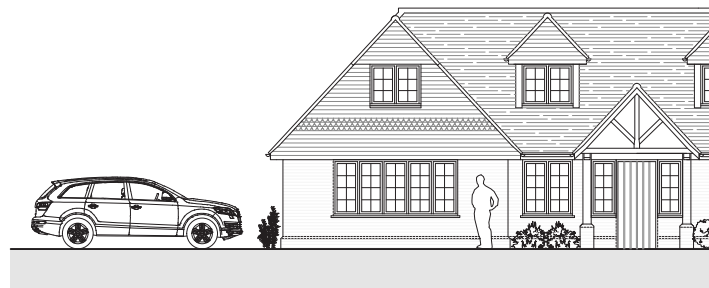
typical cross section



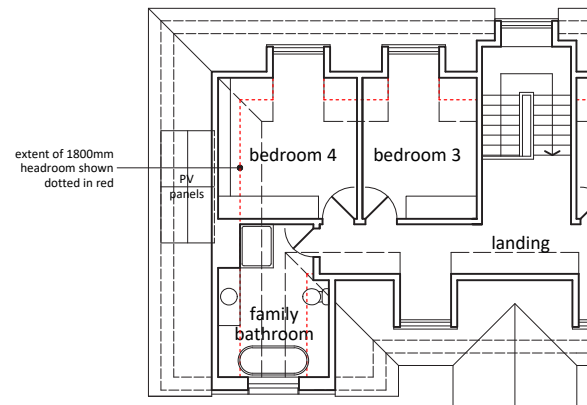
north elevation



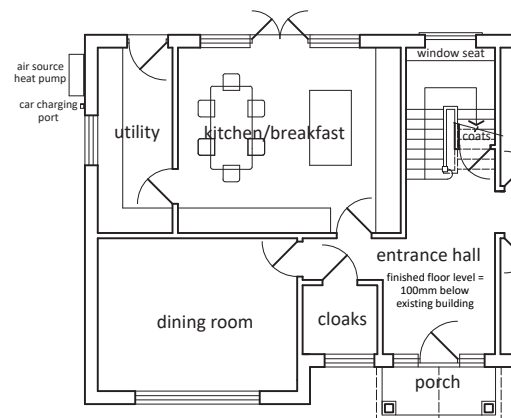
west elevation



south elevation



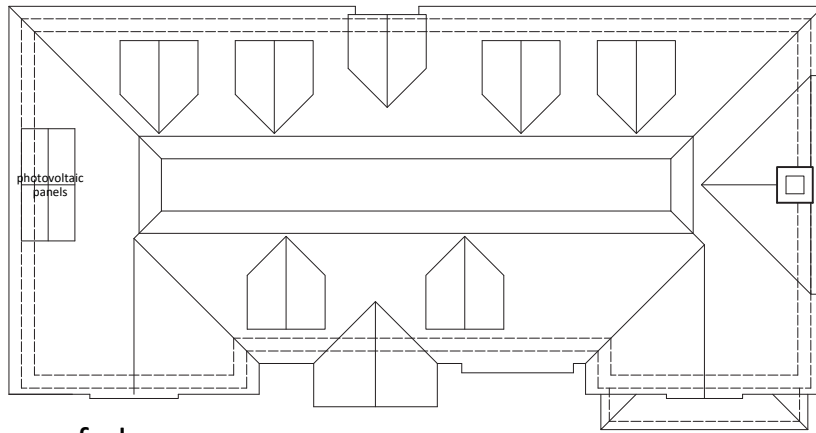
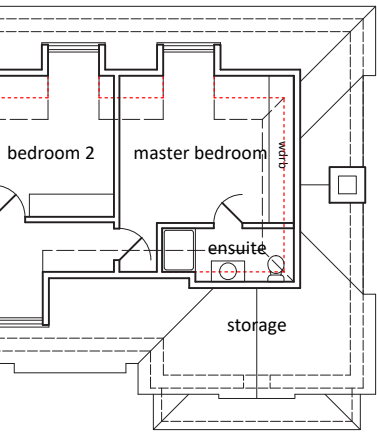
first floor plan



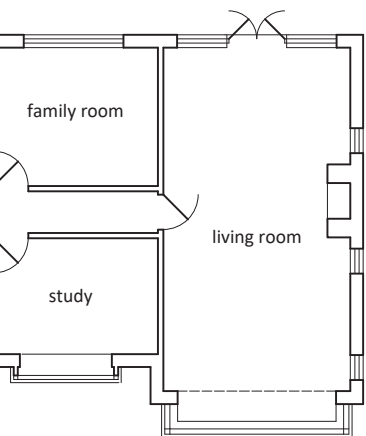
ground floor plan



east elevation



roof plan





General Marks and Stipulations

Viewing

Viewing is strictly by appointment only through Bryant Land and Property, telephone 01223 842675.

All viewers should be as vigilant as possible when inspecting the site for their own personal safety.

Directions

The property is located just off Farleigh Common. From Warlingham passing the Harrow Inn on your left-hand side, continue along and Farleigh Court Road is on the right-hand side halfway across the common. If you continue along Farleigh Court Road, you will come to the property on the left-hand side next to Hazelwood Stud at Little Farleigh Green Farm.

Post code: CR6 9PX

What3words: angel.veal.pages

Method of Sale

The property is for sale as a whole by private treaty. The agents reserve the right to conclude the sale by any means at their discretion. The seller is seeking offers on an unconditional basis with buyers having satisfied themselves on all planning matters.

Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale.

Covenants, Easements and Rights of Way, Boundaries

The property is to be sold subject to all covenants and rights of way, whether specifically mentioned within these particulars or not.

A public footpath crosses the land as shown **BLUE** on the sale plan.

There are two underground a gas pipe that cross the property. (Further details are available from the selling agents).

Mineral Rights

The mines and minerals are included in the sale in as far as they are owned.

Tenure and Possession

The property will be sold with vacant possession upon completion.

Sporting Rights

Sporting rights are in hand and are included in the sale.

Basic Farm Payment

The agricultural land is registered for the Basic Farm Payment scheme (BPS). Entitlements are currently held by the Vendor who will retain the 2023 BPS payment. If eligible the buyer may choose to purchase the Entitlements post 2023.

Countryside Stewardship

The property was entered into a Mid-Tier Countryside Stewardship Scheme (ref 81834) for the period 1/1/20-31/1/24. The Purchaser may be required to take over any obligations for the remaining period of the scheme.

Tenant Right

It is assumed that any purchaser will take over the land after harvest and no works had taken place but depending on timing of completion if works have been carried out. In addition to the purchase price, the Purchaser(s) may be required to reimburse the Vendor for such work:

Area of Great Landscape Value

The property is located in an area designated as an Area of Great Landscape Value.

Planning

Planning permission TA/2022/199 was granted on 17 June 2022. Purchasers wishing to vary the planning application should contact Tandridge District Council

Services

The current building had mains water and mains electric but currently disconnected.

Part of the planning permission provides for a new private drainage system.

Schooling

Warlingham Village primary school – Ofsted rated ‘Outstanding’.

Warlingham 6th Form College

There are a number of private schools nearby.

Facilities

- Golf-Farleigh Golf Club is next door
- Woldingham, North Downs, Surrey National, Purley Downs, Addington Court golf clubs are all within 3 miles
- Warlingham Rugby Club
- Warlingham Sports Club
- Warlingham Squash & Racketball club

Local Authority

Tandridge District Council

Council Offices,
8 Station Road East,
Oxted, Surrey RH8 0BT

Solicitors

Gepp & Co

5 Springfield Lyons,
Springfield Approach,
Chelmsford, Essex CM2 5LB.

Tel: 01245 228124 ref Olivia Phillips

Email: PhillipsO@gepp.co.uk

The solicitors have prepared a sales data room that contains useful information relating to the sale. For access to the data room please contact Olivia Phillips.

VAT

Any guide price quoted or disclosed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Anti Money Laundering

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract), prior to solicitors being instructed.

Contact

Jim Bryant at Bryant Land and Property

Telephone: 01223 842675

Email: jim@bryantlandandproperty.com

Address: Manor Farm, Manor Road, Little Shelford, Cambridge, CB22 5HF

Agent's Note

Bryant Land and Property, for themselves and for the sellers of this property, whose agents they are, give notice that:

1 The particulars are set out as a general outline only and for the guidance of intended buyers and do not constitute nor constitute part of an offer or contract.

- 2 All descriptions, dimensions, references to conditions, necessary permissions of use and the occupation and other details are given without responsibility and any intending buyers should not rely on them as a statement or representations of fact, but must merely satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3 No member of or person in the employment of Bryant Land and Property has authority to make or give any representation or warranty whatsoever in relation to this property.
- 4 The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumption should be made that the property has all necessary planning, building regulation or other consents.
- 5 Prospective buyers will be asked to produce identification of the intended Buyer and other documentation in order to support any conditional offers submitted to the sellers. Bryant Land & Property accepts no liability of any type arising from your delay or others lack of co-operation. We may hold your name on our database unless you instruct us otherwise.



Good access to the adjacent bridleway.



Bryant Land and Property

MANOR FARM | MANOR ROAD | LITTLE SHELFORD | CAMBRIDGE | CB22 5HF

Tel +44 (0)1223 842675 | **Email** jim@bryantlandandproperty.com | **Web** www.bryantlandandproperty.com