



LAND FOR SALE NEAR LINGFIELD, SURREY
OFF BONES LANE IN NEWCHAPEL, LINGFIELD, RH7 6HR

A BEAUTIFUL PARCEL OF GRAZING LAND IN A SECLUDED & SOUGHT-AFTER LOCATION.

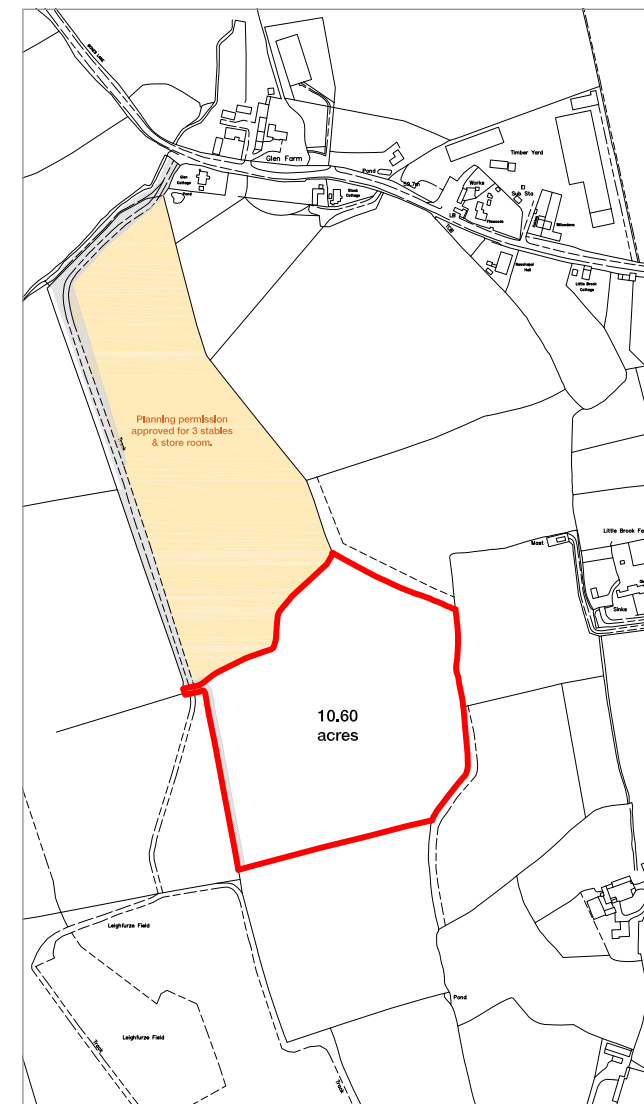
This is a fantastic opportunity for you to own a large parcel of grazing land in a beautifully, secluded location.

Measuring over 10 acres, this lush flat pasture land benefits from good track access from a secure gated entrance off Bones Lane. There is an established treeline & shrubbery border around the land, providing good privacy and attractive boundaries.

The land is well-located on the western edge of the sought-after hamlet of Newchapel, where property prices are 147% above the national average, reflecting the desirability of the area as a place to live and own property – including land.

It is just a short drive away from the commuter town of Lingfield and close to excellent transport links offering connections into London and the south coast.

The land is suitable for a range of recreational and amenity uses subject to any necessary consents. It offers good potential for equestrian use; indeed, the field to the north has been granted planning for stables, as have other parcels within the local area.



Size	Guide Price
10.60 acres	£200,000



LOCATION

- ◆ Just west of Newchapel
- ◆ 1.9 miles to Smallfield
- ◆ 2.4 miles to Lingfield
- ◆ 3.9 miles to East Grinstead
- ◆ 3.9 miles to Horley
- ◆ 6.2 miles to Crawley
- ◆ 6.4 miles to Edenbridge
- ◆ 6.5 miles to Redhill
- ◆ 23.6 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 over 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.

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.

TRANSPORT LINKS

- ◆ 1.0 miles to the A22
- ◆ 3.0 miles to Lingfield Train Station *
- ◆ 3.8 miles to the M23 (J10)
- ◆ 4.0 miles to London Gatwick Airport
- ◆ 6.3 miles to the M25 (J6)

* Journey Times: 9 mins to East Grinstead; 32 mins to East Croydon; 49 mins to London Victoria; 52 mins to London Bridge

LOCAL DEVELOPMENT

The field bordering the land for sale to the north was granted planning permission for 3 stables & a store room (Planning Ref. 2014/1926). These have been built as seen on the aerial image.

Several other parcels of land within a mile of the land for sale have also been granted permission for agricultural or equestrian development; most notable are:

0.2 miles to the north-east

Erection of agricultural building
(Planning Ref. 2021/138/N).

0.6 miles to the north

Erection of stable block and sand school, associated access, yard area and landscaping.
Change of use of land from agriculture to equestrian (Planning Ref. 2022/535).

0.6 miles to the north-east

Use of the land for keeping of horses and erection of stables and tack room with associated access and hardstanding (Planning Ref. 2012/846).

0.9 miles to the north

Erection of an equestrian sand school and construction of a track (Planning Ref. 2017/1501).

0.9 miles to the north-east

Erection of a storage barn (Planning Ref. 2009/918).

Furthermore some agricultural buildings, less than half a mile to the east from the land for sale, were granted planning permission to convert into a large detached (Planning Ref. 95/697/R1).



Flat pasture land enclosed by attractive treeline boundaries.

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

EQUESTRIAN

The land is well-suited for equine use with. There are several bridleways in the area, the closest of which is 0.5 miles to the east, off Clay Lane.

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.

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.



Full vehicular access is provided from a secure gated entrance off Bones Lane.

PROPERTY PRICES

The land is situated within an extremely affluent area. Prices in Newchapel are 44% above the county average and **147% above the national average**.

METHOD OF SALE

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

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 gated entrance off Bones Lane can be found here – [///placed.wonderfully.hers](https://www.what3words.com/placed.wonderfully.hers)

The approximate location of the land can be found here – [///ocean.poems.design](https://www.what3words.com/ocean.poems.design)

ACCESS

The land is accessed via a secure, gated entrance off Bones Lane, which leads to a hard-surface track that runs through to the land.

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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