



LAND AT NEWLANDS FARM

Little Farleigh Green, Farleigh Court Road, Warlingham, Surrey, CR6 9PX

Batcheller
Monkhouse

Our Corner of England



LAND AT NEWLANDS FARM

The Land at Newlands Farm provides a rare opportunity to purchase approximately 57 acres of Grade 3 arable land in an accessible location within the M25. The land is available as a whole or in 2 lots. Please note that if the land is not sold as a whole, we will not agree a sale on Lot 1 prior to a sale of Lot 2.

- 57.06 acres of Grade 3 arable land
- Conveniently located.
- 30ft access gates.
- Available immediately
- Guide Price of £625,000 for the whole



SITUATION

The land at Newlands Farm is in an attractive location surrounded largely by open farmland and woodland. Farleigh Golf Club is adjacent to the Property on the western boundary. The Property is close to the villages of Warlingham and New Addington and is located within the Metropolitan Green Belt. Biggin Hill Airport is within 5 miles of the Property. For those with equestrian aspirations there is a network of country lanes and ample bridleways nearby.

The Land is located on Farleigh Court Road approximately 2.4 miles from the centre of Warlingham.

Please note that the Vendor is retaining the farm building and land shaded grey on the attached plan. They will erect a boundary fence enclosing this area.

DESCRIPTION

The Land comprises approximately 57.06 acres of Grade 3 arable and woodland. The woodland, included within Lot 1 extends to approximately 2.45 acres and is comprised of a mix of broadleaf species. The land is available as a whole or in 2 lots and can be described as follows:

Lot 1 Extends to 28.93 acres in total and comprises 26.49 acres of arable land and approximately 2.45 acres of mature broadleaf woodland. Shown outlined in BLUE on the attached plan. Access is via a right of way across the track-coloured yellow on the attached plan. The Purchaser will be required to contribute towards the cost of maintaining this access.

The land is currently in Temporary Grass. The previous years' cropping is as below:

Year	Crop
2019	OSR, Fallow
2020	Naked Spring Oats
2021	Spring Wheat Winter Wheat
2022	Winter Wheat, Temporary Grass
2023	Temporary Grass

Please note that if the land is not sold as a whole, we will not agree a sale on Lot 1 prior to a sale of Lot 2.

Lot 2

Extends to 28.13 acres in total. Shown outlined in RED on the attached plan. Included in this area is the access – coloured yellow on the attached plan. The land is currently in Temporary Grass.

Lot 1



The previous years' cropping is as below:

Year	Crop
2019	OSR, Fallow
2020	Naked Spring Oats
2021	Winter Wheat, Temporary Grass
2022	Winter Wheat, Temporary Grass
2023	Temporary Grass

Access and Public Rights of Way

Access to the Property is via a right of way across the area hatched blue on the attached plan. Use of this access is limited to use for agricultural, equestrian or forestry purposes. The Purchaser would be required to maintain this portion of the track in no worse condition than at the outset. Further details regarding this access can be obtained from the Agent. There are newly installed 30ft double galvanised steel gates providing access from the track to the land.

There is a public footpath entering the Property from the south and running alongside the edge of the woodland in Lot 1. There is access to a public bridleway directly from Lot 2.

We understand there is a gas main running approximately along the black dotted line on the plan included within these particulars.

Overage

The Vendor will retain an Overage across the whole of the Property at 25% for a period of 40 years to cover any residential development. It shall also cover any commercial development. This Overage would be triggered upon either the implementation of the planning permission or the sale of the land with the benefit of planning permission, whichever is the sooner. This Overage shall apply to the Purchaser and their successors in title.

Restrictive Covenant

For the benefit of the Vendor's retained property, the land will be sold subject to a Restrictive Covenant as follows:

- Not to use the Property for the permanent siting of caravans or mobile homes for either private or commercial use.
- Not to use the Property for the installation of renewable energy installations in the form of wind turbines or battery storage facilities. The exception to this is when installed in connection with stabling for personal use.

Wayleaves and Easements

The relevant agreements for the access track will be transferred to the Purchaser.

Basic Payment Scheme and Entitlements

We understand that the land is registered with the Rural Payments Agency and that the Basic Payment Scheme has been claimed by the Vendor. To confirm, no Basic Payment Scheme Entitlements will be included in the sale or transferred upon completion of the sale.

Lot 2



NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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There is not currently any Environmental or Countryside Stewardship Scheme in place on the land. There are existing areas of wild bird mix from historic schemes.

Sporting and Timber

All sporting and timber rights are in hand.

Plans and Areas

These are based on the Ordinance Survey and are for reference only. The Purchaser shall be deemed to have satisfied themselves as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

Rights of Way

The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplied and any other wayleaves or easements. There are several public rights of way crossing the Property.

Additional Information

Local Authority: Tandridge District Council, 8 Station Road East, Oxted, Surrey, RH8 0BQ www.tandridge.gov.uk 01883 722000

Services: None

Directions

From the roundabout at the southern end of Warlingham, take Chelsham Road signposted Chelsham and Farleigh. After approximately 0.5 mile, bear right onto Chelsham Common Road and continue onto Church Lane. After approximately 0.8 mile, turn left onto Scotshall Lane. The land is approximately 0.7 mile on the right. There is a small carpark a few hundred yards before the land.

The What 3 Words location for the gate is ///peanut.hails.lakes

TITLE NUMBER

The land is registered with the Land Registry under Title number/s SY363042

LOT 1 GUIDE PRICE £310,000
LOT 2 GUIDE PRICE £315,000

Viewings

Are strictly accompanied, and depending on the level of interest we will be holding viewing days. Please register your interest with the sole agents Batcheller Monkhouse by contacting Emer Edwards MRICS on e.edwards@batchellermonkhouse.com or 01892 509280.

