



Land and Buildings East of Home Farm

Dukes Road, Newdigate, Surrey, RH5 5BY

Batcheller
Monkhouse

Our Corner of England

LAND AND BUILDINGS EAST OF HOME FARM

A rare opportunity to purchase 2 large barns with hardstanding and an appealing block of pasture land which extends in total to approximately 49.60 acres (20.07 hectares).

- 2 Open Fronted 6-Bay Steel Framed Agricultural Barns
- Totalling Approximately 972 sq.m.
- Level Block of Pasture
- Good Gates and Fencing
- Easy Access from Dukes Road
- Approximately 49.60 Acres (20.07 Hectares)



DESCRIPTION

Offered for sale as a whole.

The land is a relatively level block of grassland fields with a mixture of fencing and established hedgerow dividing them. There is a small pond in the north east corner and some woodland.

Two open fronted modern agricultural barns, both approximately 36.6m x 13.3m. They are steel framed and sit on concrete floor, have fibre cement roof and spaceboard and concrete walling.

A large area of hardstanding surrounds the barns. There are three entrances with two having double width gates.

N.B. The 3 metal storage containers may be available by separate negotiation.

AMENITIES

Local: The centre of the thriving and popular village of Newdigate is about 1 mile with a village shop and post office, parish church, school, doctor surgery, village hall, cricket club and 2 public houses.

Towns: Dorking (7 miles) with a range of independent and larger shops plus bus link, cafes and restaurants. Horsham (7.5 miles) with similar amenities. Other towns in the area included Reigate, Redhill and Crawley.

Transport: Mainline railway stations at Beare Green (3.5 miles) and Dorking to London Victoria. A24 which provides access to the M25, London and the national motorway network.

Schools: Newdigate C of E Infant school. The Ashcombe School, Dorking and a variety of independent schools including Belmont and Reigate Grammar.

Leisure: The surrounding countryside benefits from public footpaths and direct access to adjoining footpaths and bridlepath. Dorking Halls for events and cinema. Dorking Golf Club.

DIRECTIONS

From the Beare Green/Capel roundabout, south of Beare Green take the exit signposted Newdigate into Newdigate Road. This becomes Trigg Street and after a total of 1.7 miles at a T junction in the centre of the village turn right onto Rusper Road. After just under a mile turn left onto Dukes Road (this is the second left after the Tanhouse Farm Shop. Follow Dukes Road for approximately half a mile and the entrance to the barns will be found on the left hand side. N.B. There is a gate across Dukes Road and you will need to proceed on foot to the entrance.

What3Words: ///from.showed.thigh





ADDITIONAL INFORMATION

Local Authority: Mole Valley District Council, Pippbrook, Reigate Road, Dorking, Surrey, RH4 1SJ.
Telephone: 01306 885001. www.molevalley.gov.uk

Planning and Development: Consent for the two agricultural buildings following the demolition of existing buildings was granted in 2012. Please see planning application number MO/2011/1714/PLA. The buildings may have potential for conversion to residential or other uses, subject to prior planning consent or permitted development under Class Q. It is recommended that independent planning advice is sought for those wishing to explore this opportunity. Please note that offers, conditional on planning will not be considered.

Overage Agreement: The land and buildings will be sold subject to an Overage Agreement whereby 35% of any future uplift in value resulting from residential development will be retained for a period of 25 years from completion of the sale. However, one dwelling and one caravan/mobile home will be permitted without triggering said Overage Agreement.

Services (not checked or tested): Mains water and electricity are available in Dukes Road but not currently connected. The successful buyer will be responsible for the cost of connection.

Tenure and Possession: Freehold with vacant possession on completion. Land Registry Title number SY721449 (part).

Basic Payment Entitlements: No BPS entitlements are available with the farm.

Rights and Easements: 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 supplies and any other wayleaves or easements. There is a public footpath that crosses the land west to east. Dukes Road is a bridlepath. Access via Dukes Road is subject to contribution towards its maintenance.

Plans and Areas: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

EGS/27/03/2023

GUIDE PRICE £1,150,000

Viewings

For an appointment to view please contact our Pulborough Office, telephone 01798 872081

Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock. Ensure gates are shut at all times.

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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**Land and Buildings East of Home Farm,
Dukes Road, Newdigate**



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