



# Sturtwood Farm

Partridge Lane, Newdigate, Surrey, RH5 5EE

Batcheller  
Monkhouse

Our Corner of England



# STURTWOOD FARM

A delightful family home with a rare opportunity to acquire a residential, commercial and pasture farm in a rural location east of Newdigate. Approximately 99.69 acres. For sale as a whole.

## The Farmhouse

- Grade II Listed Detached
- Scope for Modernisation
- 6 Bedrooms
- Large Mature Garden
- Potential for Ancillary Accommodation (STPP)

## Corner Cottage

- Detached
- Circa 1950s
- Painted Brick
- 3 Bedrooms
- Single Garage
- Lawned Garden

## Outside

- Extensive Range of Outbuildings
- Agricultural and Commercial Use
- Total Over 30,000sq.ft.
- Solar Panels
- Attractive Fields and Mature Hedgerows
- Good Access
- About 99.69 Acres (40.34 Hectares)



Farmhouse



Farmhouse



Corner Cottage

## DESCRIPTION

Family home, 3 bedroom cottage, livestock farm and commercial enterprise comprising:

A detached Grade II listed 6 bedroom house with garaging, mature lawned gardens with greenhouse and garden shed. This has considerable scope for modernisation and refurbishment with accommodation spread over three floors.

Close to the farmhouse there is a range of brick and tile period outbuildings including courtyard, stables, stores, and a two storey hay loft. These may be suitable for development (STPP).

A detached cottage dating from the 1950s, "Corner Cottage", provides extra accommodation with the benefit of 3 bedrooms, garden and garaging.

There is a range of farm buildings including Atcost six bay concrete framed cattle yard with various agricultural stores, five bay steel framed open fronted buildings and three bay open fronted timber framed barn. Additional pole barn to the east of the main farmyard.

Two ex-poultry buildings, "Tin Barn" (a two bay steel framed building) and an open sided pole barn with seven bays are let as light industrial units. Please ask agent for plan. Approximate area below:-

Unit 1 - 1,455 ft<sup>2</sup>. Unit 1A - 4,242ft<sup>2</sup>. Unit 2A - 1,572 ft<sup>2</sup>.

Unit 3A - 1,971ft<sup>2</sup>. Units 2 & 3 - 2,317 ft<sup>2</sup>. Units 4 & 5 - 3,159 ft<sup>2</sup>.

Tin Barn (area from EPC) - 1,130 ft<sup>2</sup>. Total - 15,846 ft<sup>2</sup>.

The land is mainly pasture with useful field sizes, mature hedgerows, some woodland and road frontage. There are several access gates and the land is relatively flat. Much of the eastern boundary follows Beam Brook.

## AMENITIES

**Local:** The centre of the thriving and popular village of Newdigate is about 2 miles west with a village shop and Post Office, parish church, school, doctor surgery, village hall, cricket club and two public houses.

**Towns and Cities:** Dorking (8 miles) with a range of independent and large shops, plus bustling cafes and restaurants. Horsham (9.4 miles) with similar amenities. Other towns in the area include Reigate, Redhill and Crawley. London about 31 miles, Brighton about 29 miles, Guildford about 21 miles.

**Transport:** Mainline railway stations at Beare Green and Dorking to London. A24 with access to the M25, London and the National Motorway Network. Gatwick Airport (7.3 miles).

**Schools:** Newdigate C of E Infant School. A variety of independent and state schools.



## Farmhouse



## Corner Cottage



**Leisure:** There are public footpaths for running and walking. Dorking Halls for events and cinema. Dorking Golf Club.

## DIRECTIONS

From the centre of Newdigate head north on Village Street (which becomes Parkgate Road.) After about a mile you will pass the Surrey Oaks Pub and Parkgate Road becomes Partridge Lane. Follow this for approximately another mile and the entrance to Sturtwood Farm will be found on the left hand side on a right hand bend.

**What3Words:** ///herb.fresh.kept

## ADDITIONAL INFORMATION

**Local Authority:** Mole Valley District Council, Pippbrook, Dorking, Surrey, RH4 1SJ.

Telephone: 01306 885001. Website: [www.molevalley.gov.uk](http://www.molevalley.gov.uk)

**Services (not checked or tested):** Mains gas, electricity and water. Private drainage. There are separate metered electricity supplies to the farmhouse, cottage and commercial units. Three phase supply to farm buildings. There are 2 water meters: one for the farmhouse, cottage, buildings and commercial units, and another for a field on Partridge Lane.

**Tenure:** Freehold. Land Registry Title Number SY716871 and SY716873. Corner Cottage is currently let on an Assured Shorthold Tenancy and the commercial tenants are on 3 year agreements from March/June/July 2024. Please see agent for more details on rent/terms.

**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 are two public footpaths that cross the land, routes 299 and 300. These cross through the western and northern edge of the farm.

**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](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**EPC:** Corner Cottage - E. The Farmhouse - Exempt.

**Council Tax:** Corner Cottage - Band E. The Farmhouse - Band G.


## PRICE ON APPLICATION

### Viewings

For an appointment to view please contact our Pulborough Office  
Telephone: 01798 872081 Email: [sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

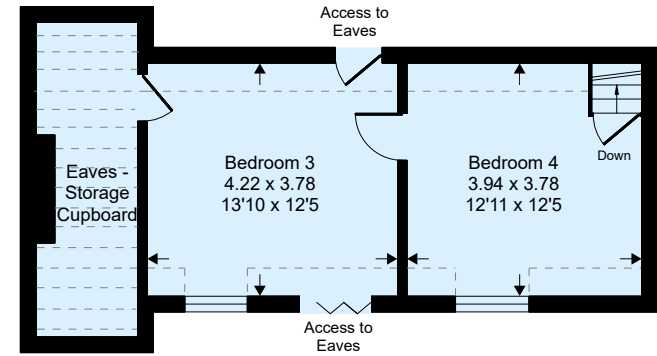
Please take a set of these particulars when viewing and beware of potential rural hazards including livestock. Ensure gates are shut at all times.



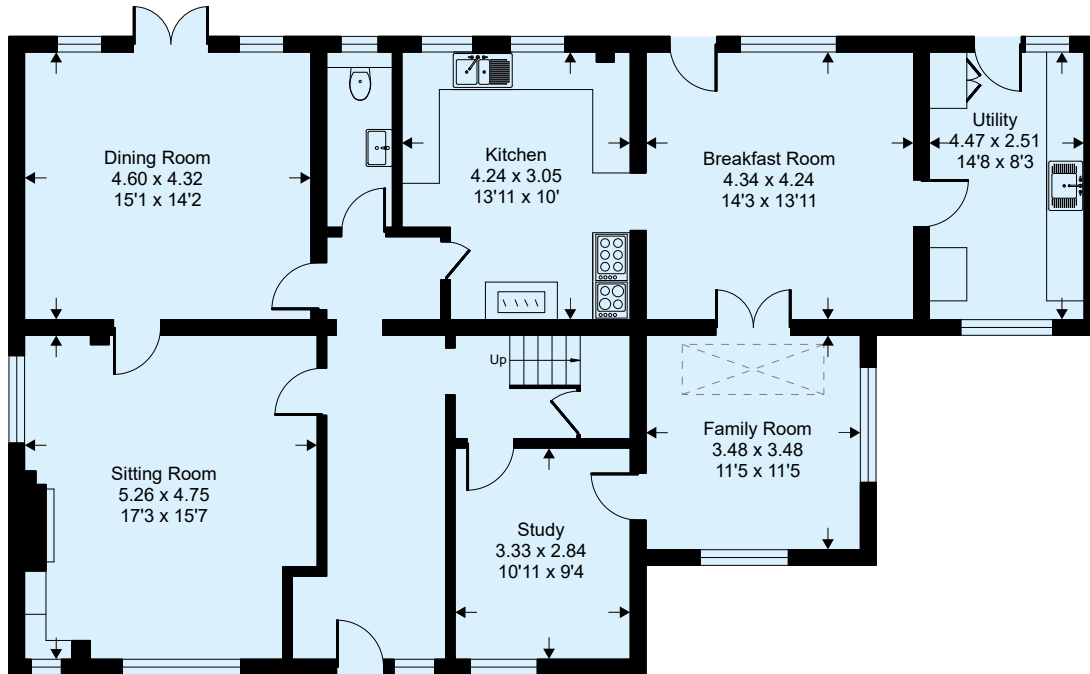
 = Reduced headroom

# The Farmhouse

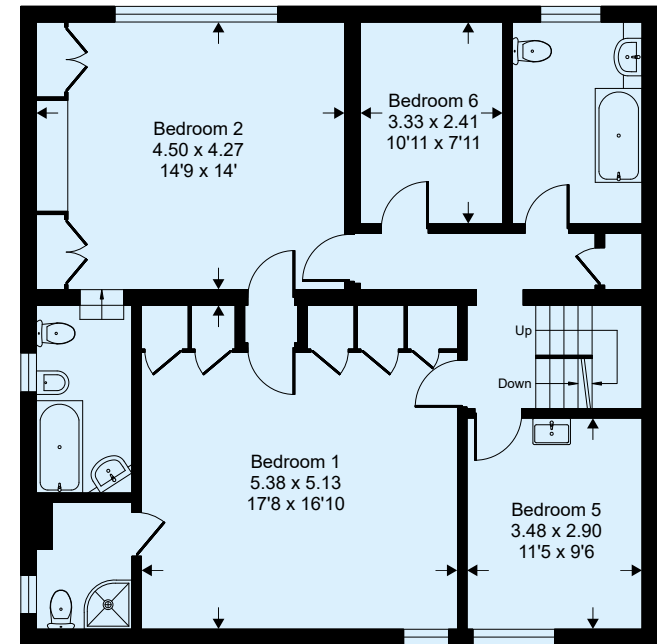
Approximate Gross Internal Area = 264 sq m / 2839 sq ft  
(excludes restricted head height)



**Second Floor**



**Ground Floor**

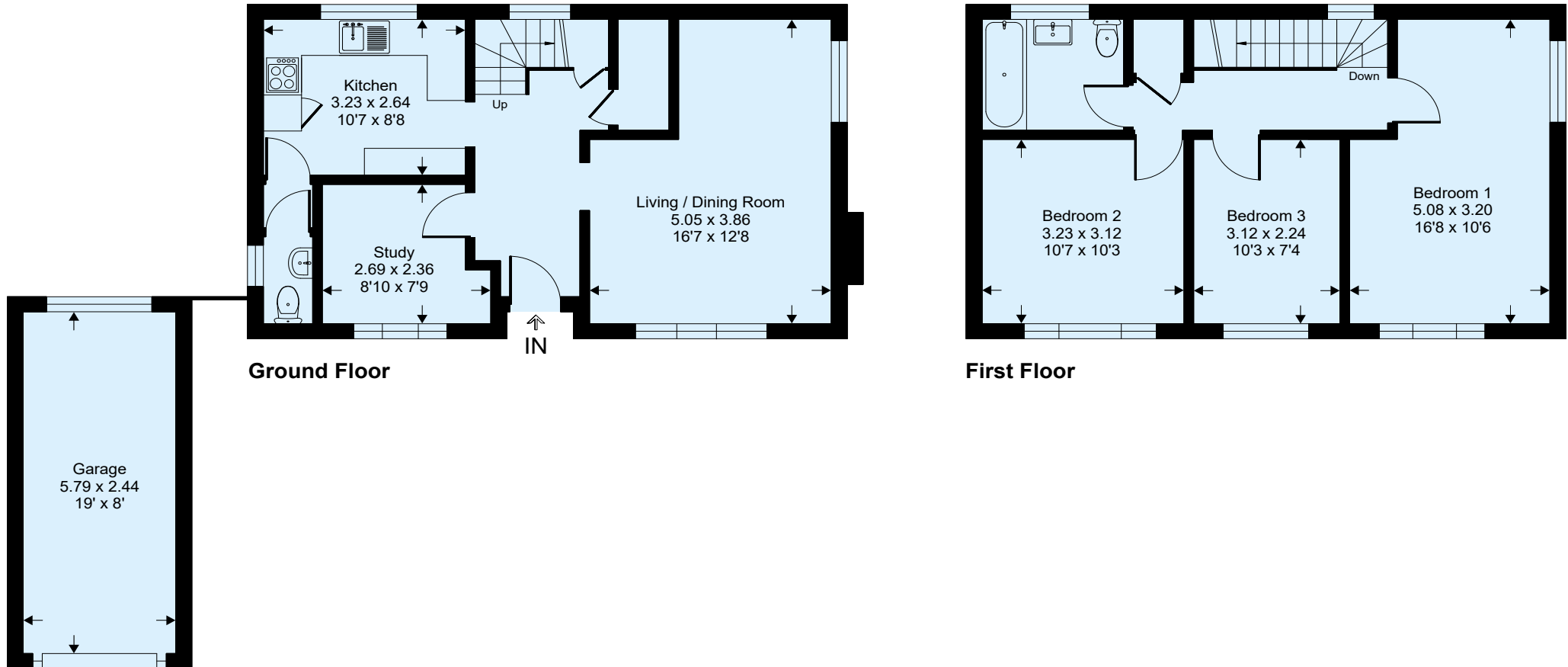


**First Floor**

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

# Corner Cottage

Approximate Gross Internal Area = 93 sq m / 999 sq ft  
Approximate Garage Internal Area = 14.2 sq m / 153 sq ft  
Approximate Total Internal Area = 107.2 sq m / 1152 sq ft



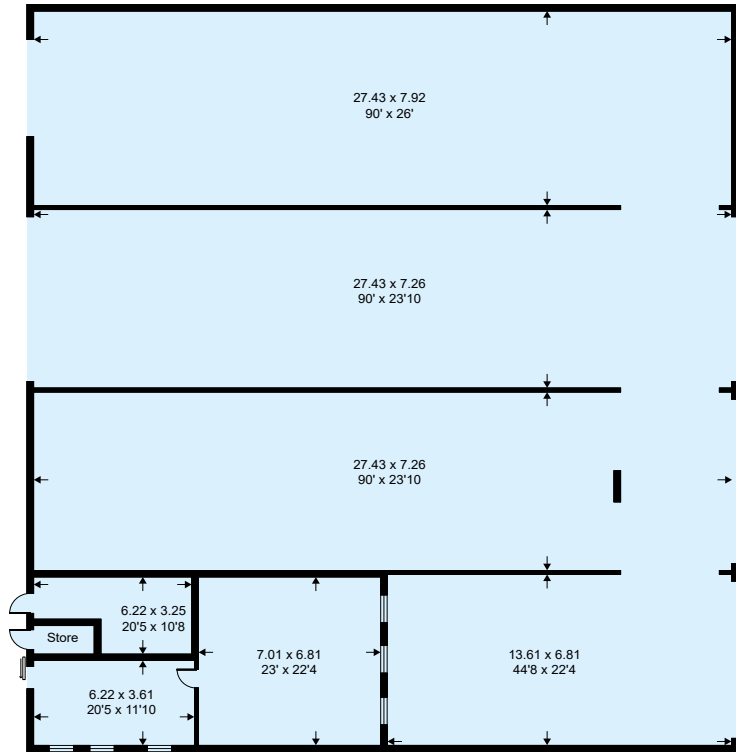
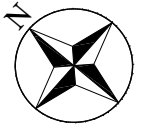
Ground Floor

First Floor

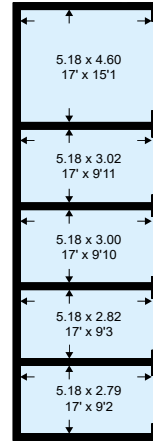
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# Sturtwood Farm, Agricultural & Ancillary Buildings

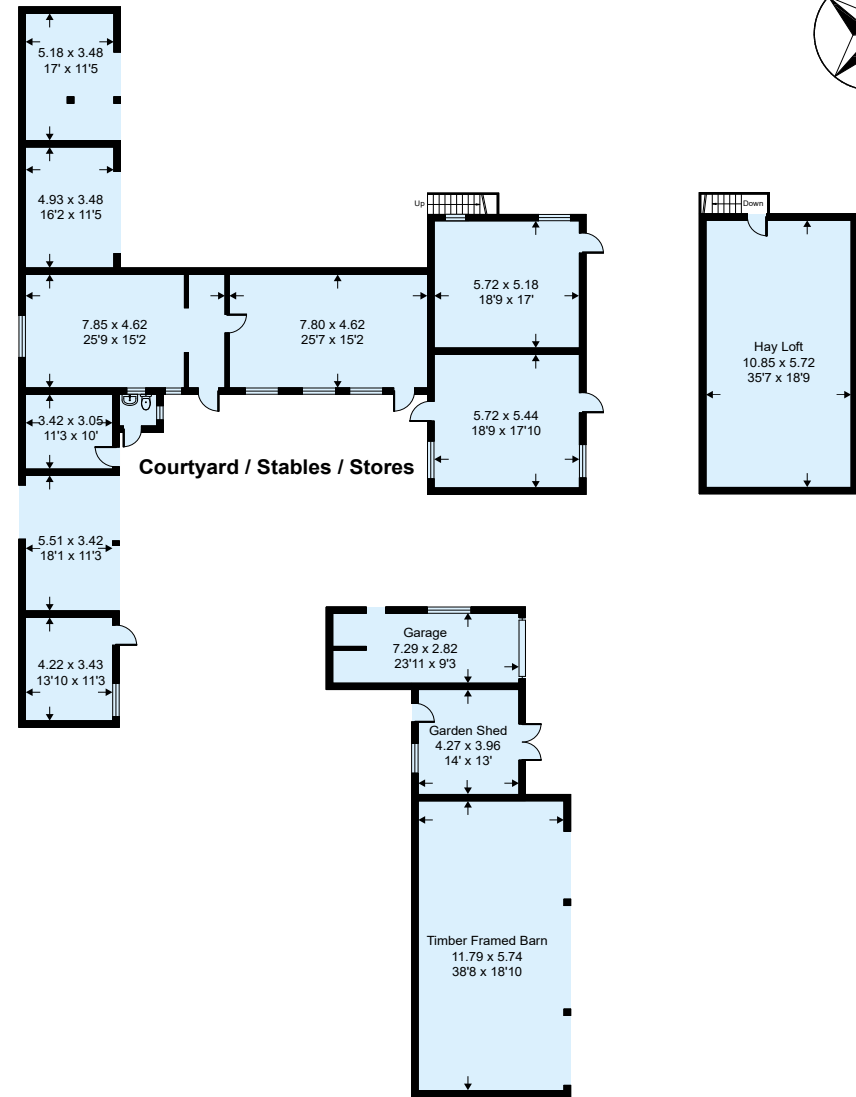
Approximate Total Outbuildings Area = 1213.5 sq m / 13063 sq ft



**Atcost Cattle Yard and Stores**



**Five Bay Open Fronted**



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**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;

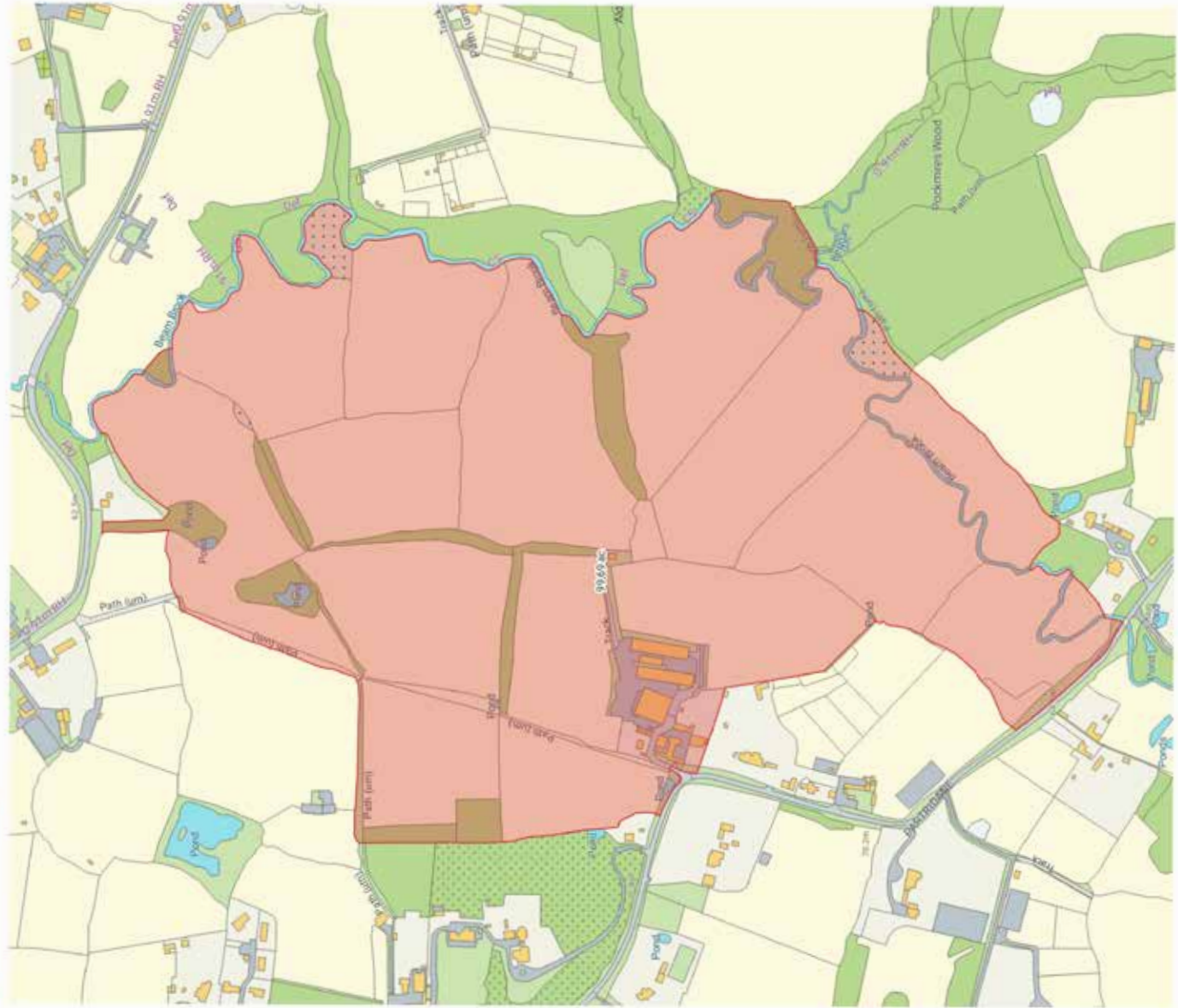
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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.

[batchellermonkhouse.com](http://batchellermonkhouse.com)



**Sturtwood Farm, Partridge Lane, Newdigate, Dorking, Surrey, RH5 5EE**



135m  
Scale 1:5000 (at A4)

For identification purposes only and excluded from any contract

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