



FOR SALE

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Tandridge Hill Farm, Tandridge Hill Lane, Godstone, RH9 8DD

Farm & Land - Tandridge Hill Farm, Tandridge Hill Lane, Godstone, RH9 8DD

Overview

- Land and Buildings for Sale
- A Class D1 day centre now falling under Use Class E(f) with associated farm buildings
- Re-development potential (subject to planning)
- Day centre and farm buildings extending to approximately 1242.23 sqm (13371.27 sq ft)
- Private and secluded location
- Within close proximity to the M25
- Site area: 26 hectares (64.22 acres)
- Within a Flood Zone 1

Tandridge Hill Farm is a fully working farm situated in a rural location in Godstone, Surrey. Set in over 26 hectares (64.22 acres), the farm formerly operated as a day centre for adults with learning disabilities.

Location

The Subject Property is located in Godstone, a village in the eastern part of Surrey near to the Kent and Sussex borders. Godstone is a village and civil parish in the Tandridge District of Surrey, England. It is 6 miles east of Reigate, 3 miles west of Oxted, 22 miles east of Guildford and 18 miles south of London. Close to the North Downs and Blindley Heath. The Greensand Way and the North Downs Way both pass through Godstone.

Oxted is the nearest town providing local amenities including local supermarkets (Morrisons, Waitrose and Co-op), approximately half a dozen public houses in and around Oxted, four cafes, a cinema, and leisure centre.

The Subject Property is situated approximately 2.4 miles northwest of Oxted train station. The rail link provides a regular service approximately every half hour for Oxted to London Bridge and Oxted to London Victoria. The 410, 410A, 609, 611 and 612 bus service stops at Tandridge Hill Lane which is approximately 0.7 miles south of the property.



Total site area 26 hectares (64.22 acres)

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Site Description

The Subject Property is an undeveloped parcel of land with farm buildings. Formerly a day centre for people with learning difficulties and used for goat farming and equestrian use. This opportunity comes to the market with a range of potential alternative uses (subject to planning) or for existing use as farm with grazing land. The site extends to an area of 26 hectares (64.22 acres). The fields are mainly pasture with around 8.84 acres of woodland with a public right of way as part of the North Downs Way National Trail.

The Subject property excludes the neighbouring land which provides residential supported living care home and a supported living bungalow. Access to the property is via the single track road of Tandridge Hill Lane.

Planning

The property is located within the Tandridge Green Belt and within the Surrey Hills AONB.

A Certificate of Lawfulness was submitted under reference 2020/1042 for use of the site for Class D1 (Non-residential use) purposes as a day centre for adults with learning disabilities. Class D1 now falls within Class E (Commercial Business & Service) of the updated use classes order.

Services & Environmental matters

A full data room is available which includes further information on Services and Environmental matters. Access to the data room is available via Dobson-Grey.

Tenure

The property is for sale in whole or in part. The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in the particulars.

The land is subject to a lease to Vodafone dated 9th November 2006 for 20 years at a passing rent of £1,000 per annum and a further lease with a local Gun Club who are currently holding over. Vacant possession will be provided other than the telecommunications lease and existing wayleaves.

There is a subterranean pipeline and wayleave associated with overhead cables which run from east to west across the site. There is a right of way over the Land without or without horses and vehicles for the purposes of access to St Marther's Cottage/Kingwood.

The Landowner informs us that the land is not subject to any rural agency grants.

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Energy Performance Certificate

The Subject Property does not have any associated Energy Performance Certificates due to the expected redevelopment of the site.

Services & Environmental matters

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Method of Sale

Offers are invited for the land in whole or in part via Private Treaty sale subject to contract only in excess of £960,000 as existing with overage and user restriction. The Buyer will be responsible for their own advice pertaining to tax affairs. The parties are responsible for their own individual liabilities in this regard. Parties are to confirm payment of the Seller's legal and agency costs. All fees are exclusive of VAT and disbursements.

The Seller has elected the property for VAT and this will apply to the sale.

Indicative Floor Areas*

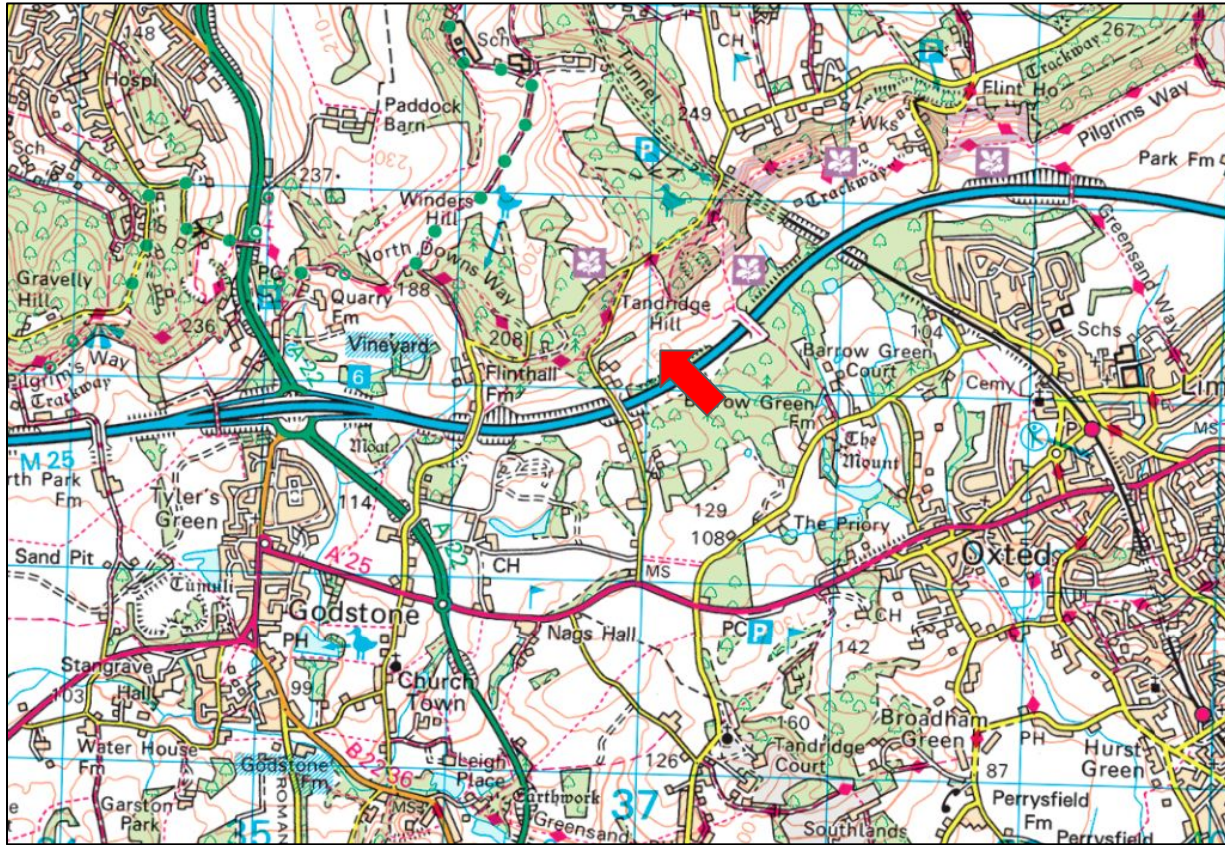
Day Centre/ Canteen	138.99 sqm	1,496.04 sq ft
Farm Buildings	1242.23 sqm	13,371.27 sq ft

A copy of floor plans are available upon request.

*The property has been measured in accordance with the RICS Property Measurement 2nd edition (January 2018) effective 1 May 2018.



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Source: Edozo Maps

Getting to the site - RH9 8DD

Leaving from Junction 6 of the M25, head south on the A22. At the first roundabout, take the first exit onto the Oxted Road (A25). After just over 0.5 miles, take the left turning onto the single track road of Tandridge Hill Lane. Follow the lane for a further 0.6 miles under the M25. The site is located on the right hand side with the first entrance into the farm and associated buildings with the second entrance into Grovelands House and Primrose Bank.

Viewings

Due to the vulnerable nature of the current residents viewings are strictly by prior appointment with the sole agent. Please contact;

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Please see links to the following Guidance regarding the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Marketing Regulations 2008 (BPRs).
<https://www.gov.uk/marketing-advertising-law/regulations-that-affect-advertising>