

**FOR SALE:**  
**Newlands Farm, Little Farleigh Green, Farleigh Court Road,  
Warlingham, Surrey CR6 9PX**

An attractive block of mature woodland, arable and grassland within the M25,  
together with a site with planning permission to build a  
**4-bedroom house with adjoining land of over 8 acres.**

Approximately **179.63 acres (72.692 hectares)**

WARLINGHAM VILLAGE: 1.6 MILES • CROYDON: 4 MILES • CENTRAL LONDON: 17 MILES  
JUNCTION 6 OF M25: 5 MILES • BIGGIN HILL AIRPORT: 5.8 MILES





An opportunity to build a family home in the open countryside within easy distance of Central London with either an adjoining grass paddock or extensive arable farmland and attractive woodland. Or for those seeking amenity land to enjoy or requiring Biodiversity Net Gain and Carbon Credits a rare purchasing opportunity within the M25. The woodland contains a variety of hardwood and softwood species including Ash, Oak, Hazel and Sweet Chestnut coppice and some spectacular mature Beech. In early May there is a carpet of Bluebells in many areas of the woodland together with a further variety of flora and fauna.

The land is classified as grade 3 according to the Land Classification Series suitable for the growing of cereals, combinable break crops grass and woodland.

The farmland has been contract farmed for a number of years. Details of previous cropping are available from the selling agents. The arable land could continue to be farmed, put down to grass or provide an opportunity for further woodland planting or amenity options.

**Lot 1:**  
**edged red on the sale plan 8.34 acres (3.375 ha)**

Currently with portal frame former agricultural/commercial building overlooking arable land with direct access onto Farleigh Court Road.

Planning permission ref TA/2022/199 was granted on 17th June 2022 for the demolition of the existing storage building and ancillary workshop and erection of a double storey 4 Bedroom detached dwelling of Surrey Arts & Crafts style with Kitchen and four further reception rooms on the ground floor, as shown on the enclosed floor plans and elevations. Full details of the application are given on the Tandridge District Council planning web site. If potential purchasers wish to consider their own planning application of a somewhat different nature they should make their own enquiries to Tandridge District Council

**Lot 2:**  
**edged blue on the sale plan 94.61 acres (38.283 ha)**

53.98 acres of arable and a further 40.63 acres of mature woodland. In the north a small area of clear felling has taken place.

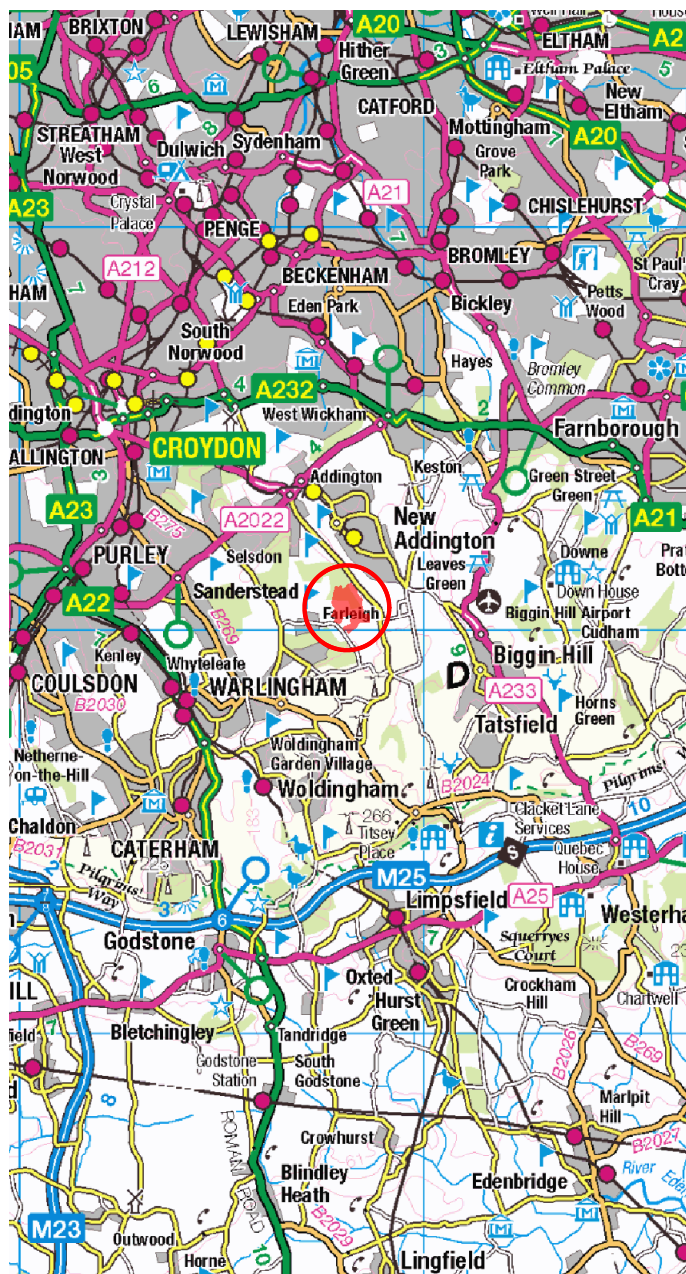
Access is given via a right of way for all purposes between the points A-B-C over lot 1.

**Lot 3:**  
**edged green on the sale plan 59.44 acres (24.055 ha)**

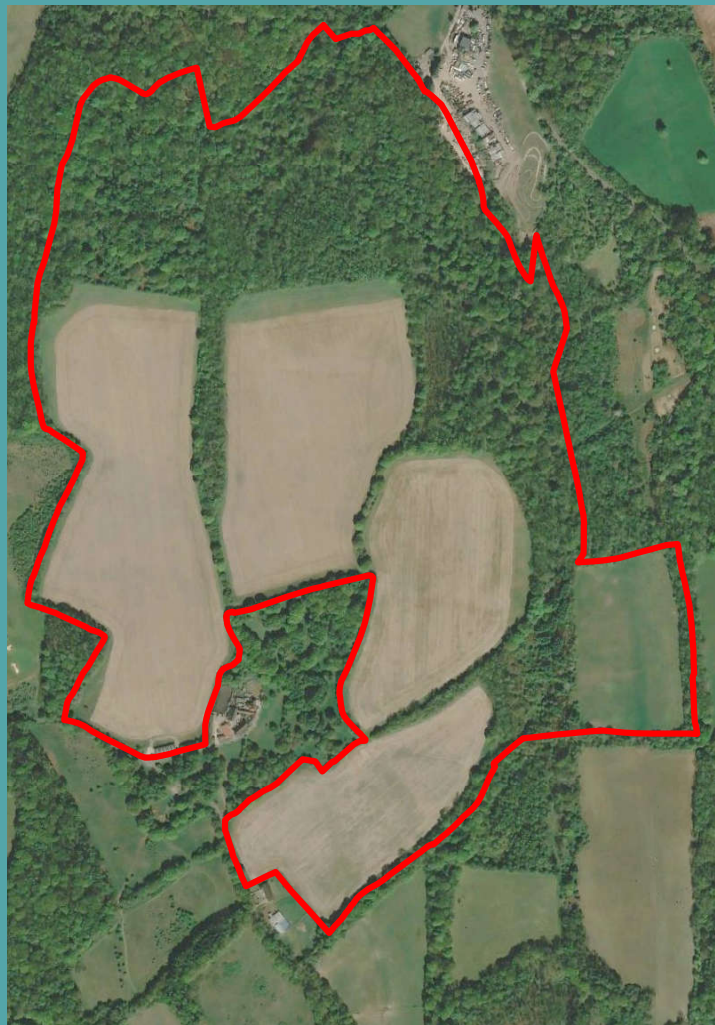
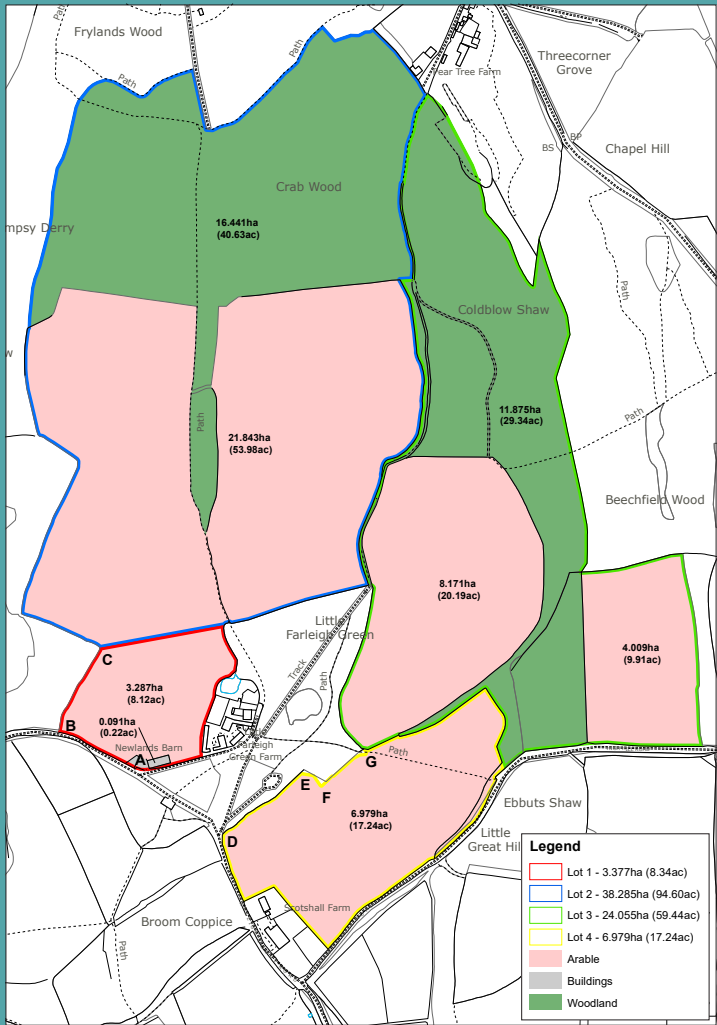
An area of mature woodland (29.34) acres of mainly mixed hardwoods including an area of Sweet Chestnut coppice and some more recent Larch and Beech originally planted in the south under a Farm Woodland Premium Scheme. A single arable field (20.19 acres) and an undulating block of grassland (9.91 acres) on the eastern boundary that could be put to a variety of uses which has frontage to High Hill Road (a bridleway) Access to lot 3 is given via a right of way for all purposes over lot 4 between the points D-E-F-G.

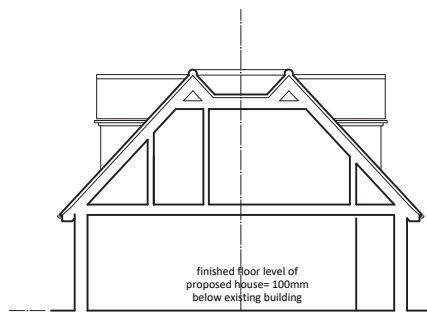
**Lot 4:**  
**edged yellow on the sale plan 17.24 acres (6.979 ha)**

A single block of arable land with direct access onto the Farleigh Court Road and frontage to the High Hill Road (A bridleway).

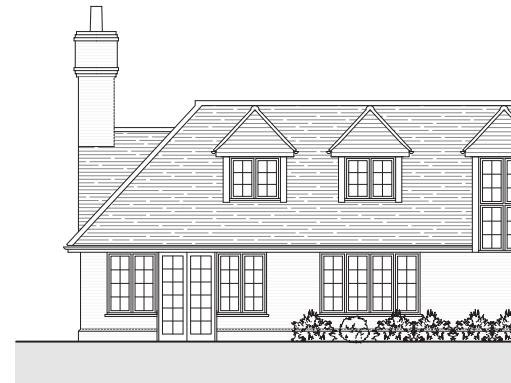




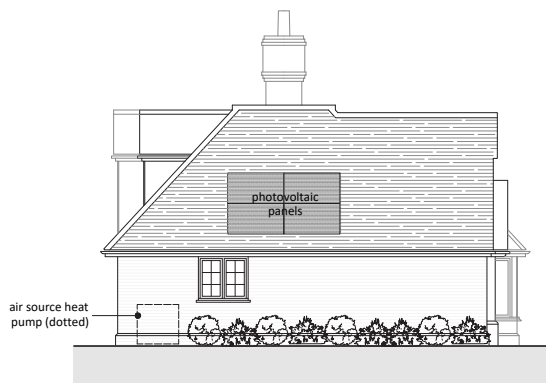




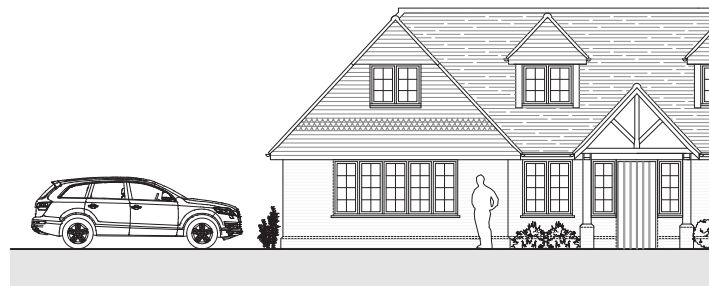
typical cross section



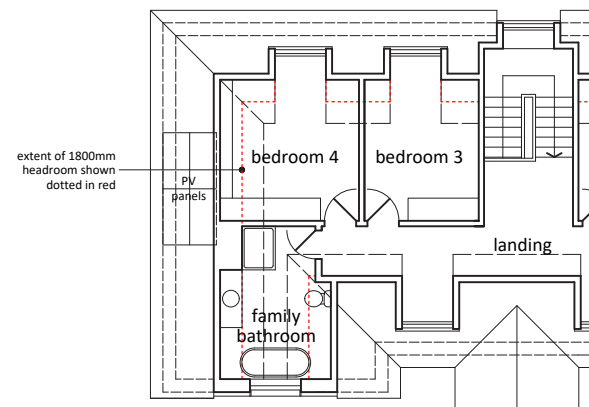
north elevation



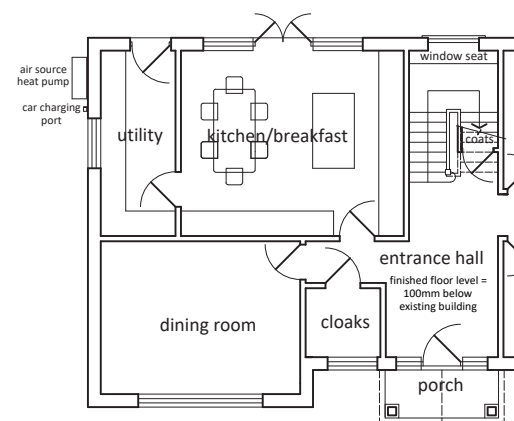
west elevation



south elevation



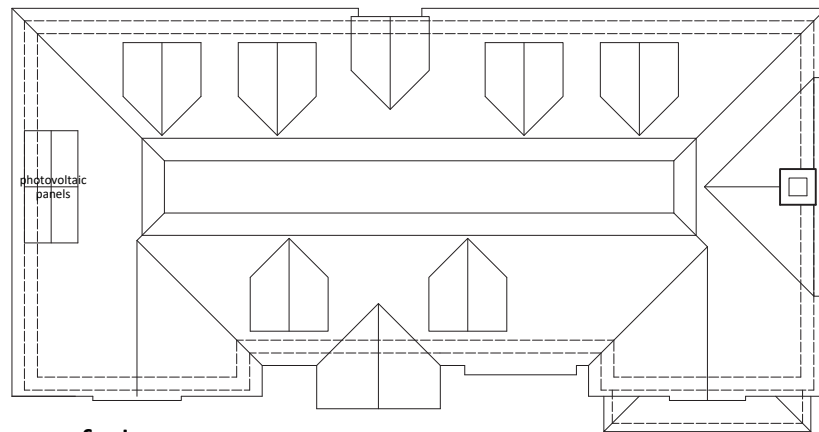
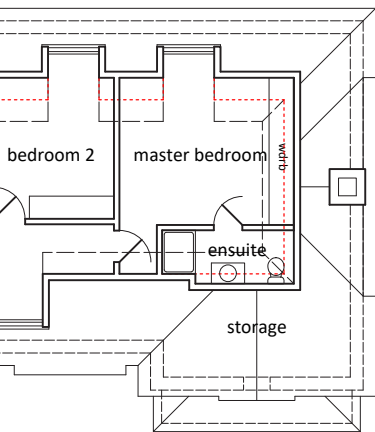
first floor plan



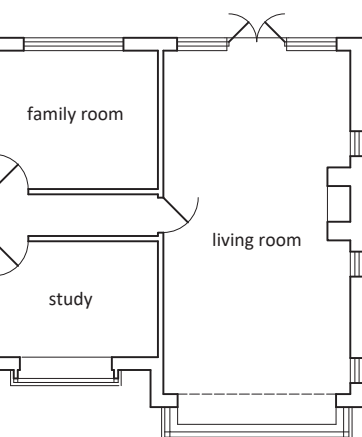
ground floor plan



east elevation



roof plan









## General Marks and Stipulations

### Viewing

Viewing is strictly by appointment only through Bryant Land and Property, telephone 01223 842675.

All viewers should be as vigilant as possible when inspecting the site for their own personal safety.

### Directions

The property is located just off Farleigh Common. From Warlingham passing the Harrow Inn on your left-hand side, continue along and Farleigh Court Road is on the right-hand side halfway across the common. If you continue along Farleigh Court Road, you will come to the property on the left-hand side next to Hazelwood Stud at Little Farleigh Green Farm.

**Post code:** CR6 9PX

**What3words:** angel.veal.pages

### Method of Sale

The property is for sale as a whole or in 4 lots by Private Treaty. The seller is seeking offers which are made on an unconditional basis with buyers having satisfied themselves on all planning matters. Offers on any part may be considered, should buyers express interest in specific small parts. The agents reserve the right to conclude the sale by any means at their discretion. Completion will follow harvest 2022.

### Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale.

### Covenants, Easements and Rights of Way, Boundaries

The property is to be sold subject to all covenants and rights of way, whether specifically mentioned within these particulars or not.

If sold in lots the rights of way over lots 1 and 4 as described above will be reserved

Footpaths are present on lots 2,3 and 4 and are clearly marked on the ground.

There is a gas pipe that crosses the property. (Further details are available from the selling agents).

### Mineral Rights

The mines and minerals are included in the sale in as far as they are owned.

### Tenure and Possession

The property will be sold with vacant possession upon completion.

### Sporting Rights

Sporting rights are in hand and are included in the sale. There has been an annual shooting arrangement, but this will end at completion.

### Basic Farm Payment

The agricultural land is registered for the Basic Farm Payment scheme (BPS). Entitlements are currently held by the Vendor who will retain the 2022 BPS payment. It

is intended that the 43.78 Entitlements will be transferred after completion to the purchaser subject to RPA approval in readiness for the 2023 claim.

### Countryside Stewardship

The property was entered into a Mid-Tier Countryside Stewardship Scheme (ref 81834) for the period 1/1/20-31/1/24 which in 2021 generated £2640.39. Further details are available from the selling agents. The Purchaser would be required to take over this scheme for the remaining period.

### Tenant Right

It is assumed that any purchaser will take over the land as stubble after harvest and no works had taken place but if there is a delay and post-harvest work has been carried out. In addition to the purchase price, the Purchaser(s) shall pay upon completion for the following items:

- (1) Stocks of seeds, fertilisers, sprays in store and those applied to the land, calculated at cost.
- (2) All cultivations carried out, at CAAV rates plus 10% and a fuel multiplier
- (3) Any hedge cutting and ditching carried out, at CAAV rates plus 10% and a fuel multiplier
- (4) An Enhancement payment
- (5) VAT where applicable at the current rate

### Area of Great Landscape Value

The property is located in an area designated as an Area of Great Landscape Value.

### Planning

Planning permission TA/2022/199 was granted on 17 June 2022.

### Services

The current building has mains water and mains electric.

### Local Authority

Tandridge District Council:

Council Offices,  
8 Station Road East,  
Oxted,  
Surrey RH8 0BT

### Solicitors

Gepp & Co,  
5 Springfield Lyons,  
Springfield Approach,  
Chelmsford,  
Essex CM2 5LB.

**Tel:** 01245 228102 ref Jonathan Douglas -Hughes

**Email:** douglas-hughes@gepp.co.uk

The solicitors have prepared a sales data room that contains useful information relating to the sale. For access to the data room please contact Jonathan Douglas-Hughes

## VAT

Any guide price quoted or disclosed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

## Anti Money Laundering

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract), prior to solicitors being instructed.

## Contact

Jim Bryant at Bryant Land and Property

**Telephone:** 01223 842675

**Email:** [jim@bryantlandandproperty.com](mailto:jim@bryantlandandproperty.com)

**Address:** Manor Farm, Manor Road, Little Shelford, Cambridge, CB22 5HF

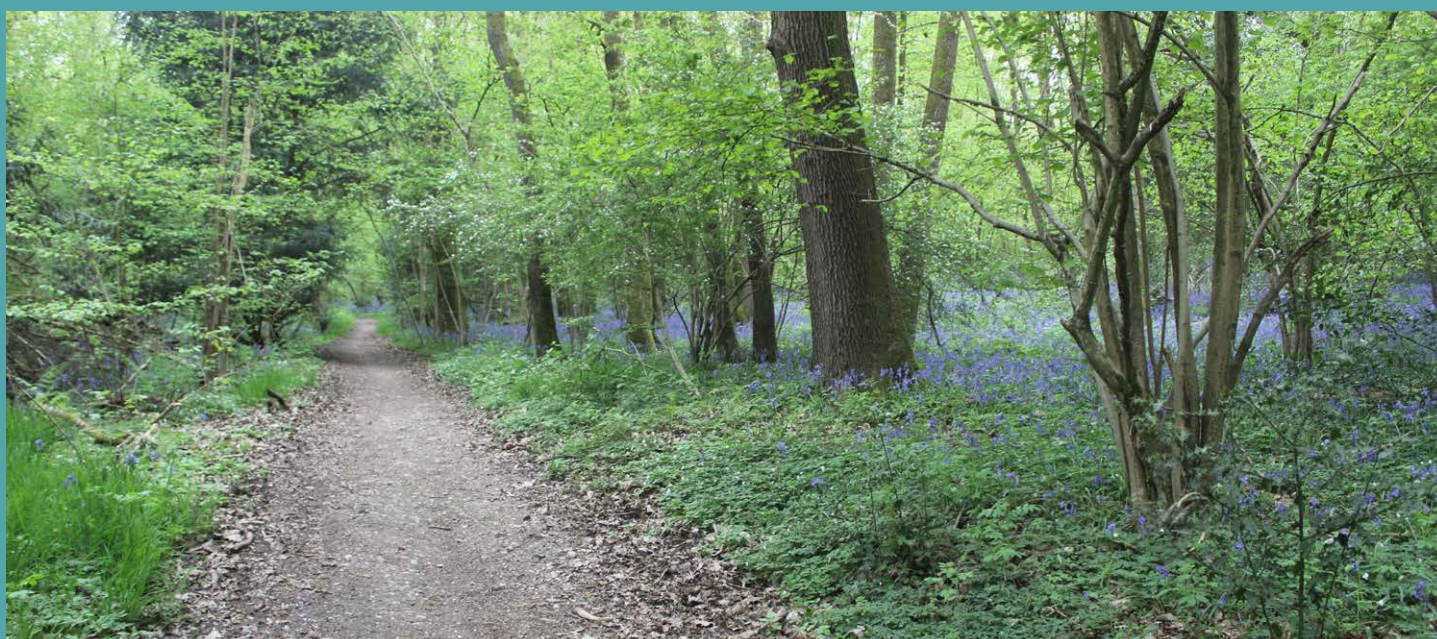
## Agent's Note

Bryant Land and Property, for themselves and for the sellers of this property, whose agents they are, give notice that:

- 1 The particulars are set out as a general outline only and for the guidance of intended buyers and do not

constitute nor constitute part of an offer or contract.

- 2 All descriptions, dimensions, references to conditions, necessary permissions of use and the occupation and other details are given without responsibility and any intending buyers should not rely on them as a statement or representations of fact, but must merely satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3 No member of or person in the employment of Bryant Land and Property has authority to make or give any representation or warranty whatsoever in relation to this property.
- 4 The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumption should be made that the property has all necessary planning, building regulation or other consents.
- 5 Prospective buyers will be asked to produce identification of the intended Buyer and other documentation in order to support any conditional offers submitted to the sellers. Bryant Land & Property accepts no liability of any type arising from your delay or others lack of co-operation. We may hold your name on our database unless you instruct us otherwise.



## Bryant Land and Property

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