

LAND FOR SALE - APPROXIMATELY 56.17 ACRES
Land North of Newchapel, Lingfield, Surrey, RH7 6LF



Land at Newchapel, Surrey, RH7 6LF

Approximately 56.17 acres of land available.

Description

The land is immediately adjacent to the A22 north of Newchapel approximately 2 miles from Lingfield and 3.5 miles from East Grinstead. There are two gateways onto the A22. Approximately 51.86 acres of land is currently sown to grass but the land has been used for arable production in the past. There is also approximately 4.31 acres of woodland in two parcels.

Basic Payment Scheme and Countryside Stewardship

Basic Payment Scheme entitlements equivalent to the amount of eligible land are available and will be included within the purchase price. The land is not entered into a Countryside Stewardship Scheme.

Public Rights of Way

There is a footpath running east west as illustrated in blue on the plan.

Water

There is a separate water supply to the land.

Town and Country Planning

The land is within the Tandridge District Council planning authority area and potential purchasers should make their own enquiries with regards to planning.

Tenure and Possession

The property is Freehold and will be sold with vacant possession.

VAT

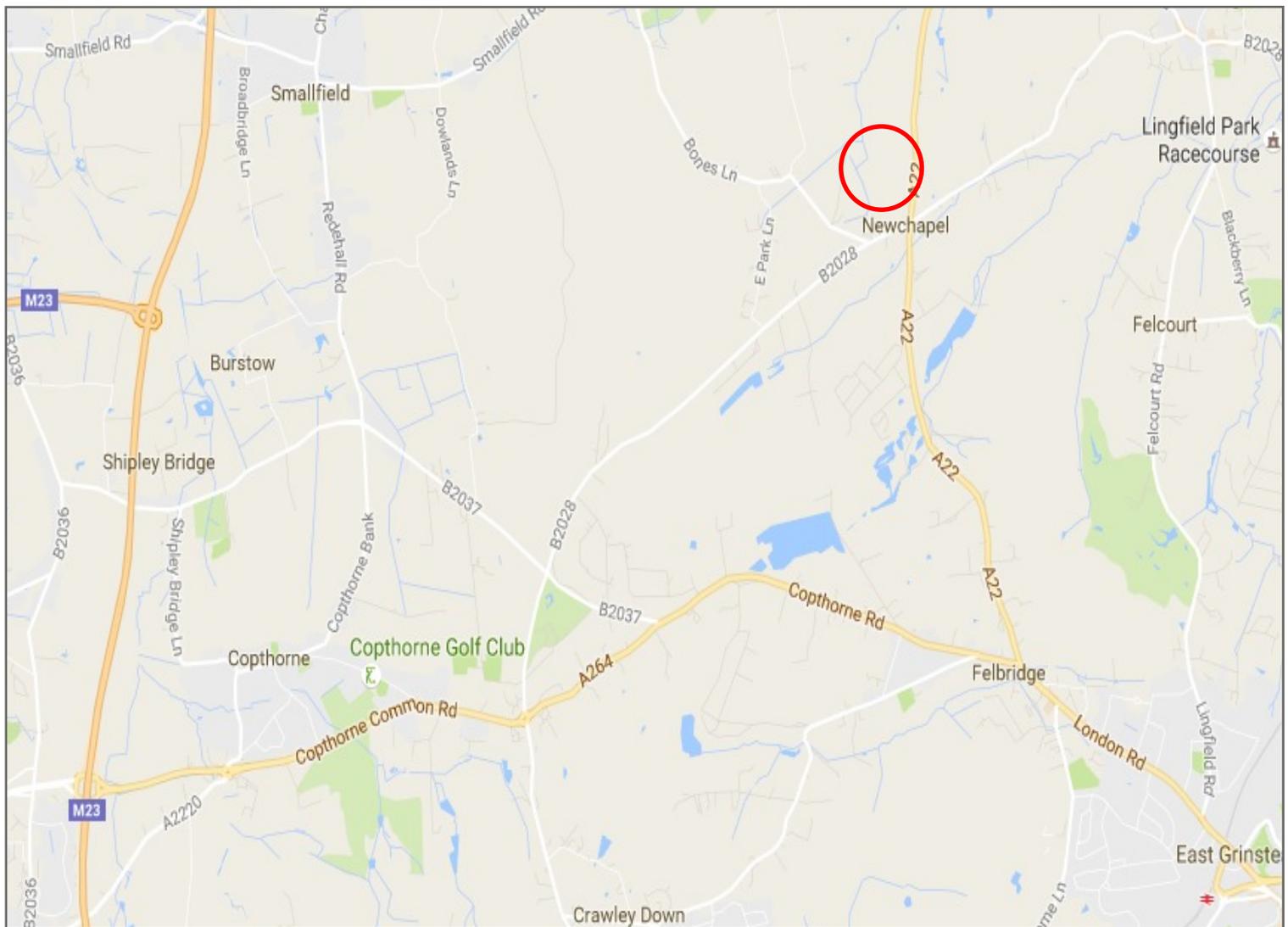
It is not thought that the sale will attract VAT but if the property is sold subject to VAT this will be payable in addition to the purchase price.

Method of Sale

The property is to be sold by private treaty.

Guide Price

Offers in excess of £1.2 million.



Viewing

At any reasonable time having notified the selling agent:

Matthew Berryman

CLM

Sackville House

Sackville Lane

Hartfield

East Sussex

TN7 4AW

T: 01892 771743 **M:** 07710 765323 **E:** matthew@c-l-m.co.uk

Note: CLM give notice that 1. These particulars including text, photographs and sizes are for 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. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested; 4. All measurements and distances are approximate; 5. We strongly recommend prospective purchasers contact the agent to check any information which is of particular importance before viewing the property, particularly for anyone who will be travelling some distance to view the property.