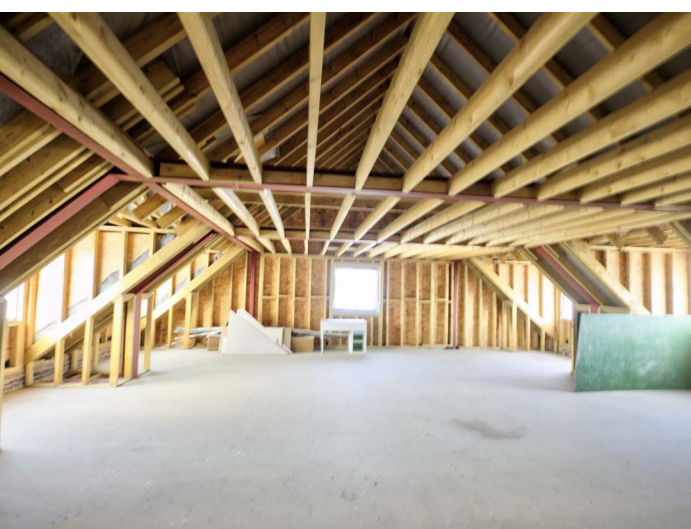




Ibbett Mosely

Units, Carlton Road, South Godstone, Godstone, RH9 8LF



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GUIDE PRICE £1,750,000

Smallholding development opportunity with outbuildings in a delightful setting situated in a sought after location in a private road .The site offers potentially redevelopment and diversification potential, subject to all necessary planning and building consents.

- Development opportunity outbuildings in a delightful setting
- Capital House with 1 bed 2 storey flat
- Shell of building partly converted adjoining flat with expired planning for children's home
- Two Open Plan Barns
- One bed Single storey Cottage
- Static Mobile Home
- Stabling outbuildings

A Rare Development and Lifestyle Opportunity – With outbuildings

Lower South Park Farm occupies an enviable position off the highly sought-after Carlton Road, south of Godstone. This exceptional property presents a unique opportunity to acquire a substantial holding comprising, a yard area, a range of former agricultural and equestrian buildings, and residential accommodation

PROPERTY SUMMARY

The smallholding/development includes:

A yard area with a mix of ex-agricultural and equestrian outbuildings

A secondary yard featuring a dilapidated compound with old container units

A cottage of Non-Standard Construction

A static Mobile home

Flat with additional 2 storey shell building to rear, offering potential for enhancement

The site offers excellent redevelopment and diversification potential, subject to all necessary planning consents. Buyers are advised to make their own enquiries with the relevant local authorities.

Key Features

Prime location off Carlton Road, south of Godstone

Attractive mix of yards, and outbuildings

Existing residential elements with scope for improvement

Potential for development (subject to planning) and we understand that the total area approaches 0.5 -0.6 hectares but this will be confirmed by the purchaser carrying out a site survey

LOCATION

The property is situated in its own private rural enclave surrounded by Green Belt countryside

approached from a sought after private lane in the idyllic Lower South Park area around 2 miles south of Godstone Village with its picturesque village green and pond, local shops catering for everyday needs and a selection of inns and restaurants. The larger centres of Reigate and Oxted are just a short drive, with Central London just 22.7 miles away. The property has excellent communications, with the A22 providing easy access to the M25 which in turn offers quick access to Central London and Heathrow Airport. Equally the M23 provides fast access to Gatwick Airport and the south coast. There are fast and frequent trains which provide easy daily travel to London, from Godstone, Redhill or Oxted connecting to Victoria and London Bridge. There is a wide variety of sporting facilities in the area including golf at the Royal Ashdown, Tandridge, and Holtye as well as Horse racing at nearby Lingfield Park. The area also has excellent local schools which include prep schools at Hazelwood on Limpsfield Common and The Hawthorns in Bletchingley, as well as public schools at Woldingham, Tonbridge and Sevenoaks. For those with equestrian interests the property occupies a prime location with immediate access to bridleways offering miles of hacking out with no road work required. The area also has a range of show centres within easy horsebox distance such as Felbridge, Hickstead and Ardingly South of England Showground.

AGENTS NOTE

1. The land has a vehicular and pedestrian right of way access for other dwellings
2. There is public footpath/bridleway on the land
3. The land has private drainage treatment plant and pumping station
4. The land listed for sale is registered to multiple different title plans
5. Aisling Cottage has a prescriptive easement right of way both vehicular and pedestrian to their

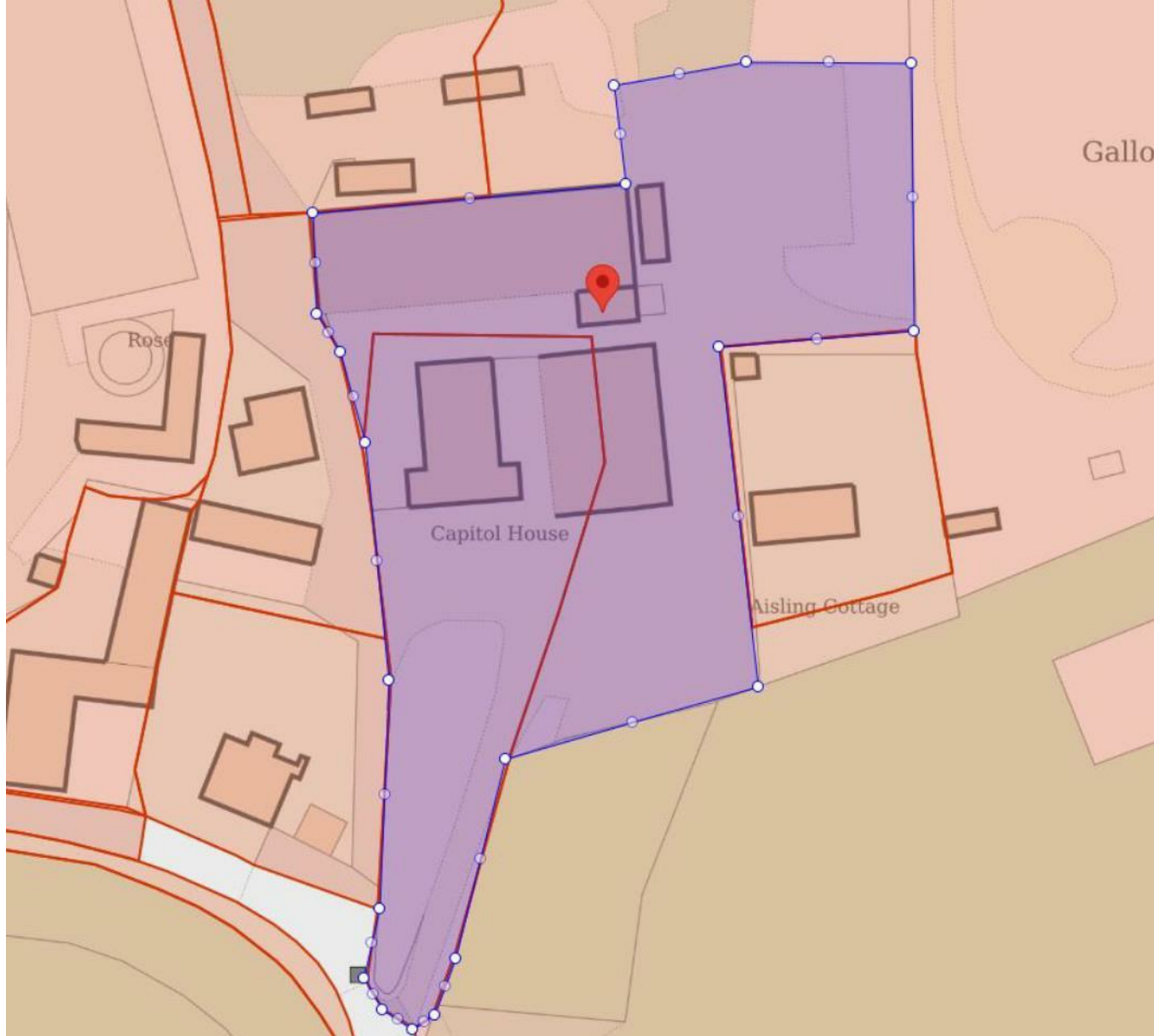
treatment plant

6. The flat is currently let out at £1500 PCM on a periodic tenancy
7. The cottage is currently let out at £800 PCM on a periodic tenancy
8. The Static mobile home is currently let out at £700 PCM on a periodic tenancy
9. The Park hill paddock is currently let out £3000 per annum
10. The two workshops are let out at £2500 PCM
11. Capital House has its own title plan and planning permission granted 2nd July 1996 TA/2001/1307 and the original concept was a children's home for six children aged 10 to 16 years falling with Class C2 of town and country planning act
12. The plan with the area and property marked excluded from the sale - For information please speak to agent
13. The plan is for illustration purposes and will be finalised upon conveyance
14. Purchasers must make their own enquires for development, planning and change of use.

VIEWING NOTES

The property is available to be viewed strictly by appointment only via Ibbett Mosely





Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating-

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