



BOSWELLS FARM

RUCKMANS LANE, OKEWOOD HILL
SURREY



BOSWELLS FARM

OAKEWOOD HILL, OCKLEY, SURREY RH5 5NE

AN OPPORTUNITY TO ACQUIRE A WONDERFUL DEVELOPMENT COMPRISING THREE DETACHED HOUSES
IN THE SOUGHT AFTER OKEWOOD HILL, JUST TO THE SOUTH OF OCKLEY.

Grade II Listed Farmhouse in need of complete restoration

Planning permission of Grade II Listed Barn Conversion

Planning Permission for a new build three bedroom house

Equestrian potential

Views over surrounding countryside

Pasture and woodland copse

In all approximately 14.3 acres (5.8 hectares)

AVAILABLE AS A WHOLE





OVERVIEW

Boswells Farm offers a very rare opportunity to redevelop this historic site. The site in all comprises 14.3 acres of pasture and offers purchasers the ability to create either an outstanding multiple unit equestrian complex or subdivide the scheme as a commercial development venture.

The scheme currently consists of an array of buildings including the original farmhouse, thought to date back to the early 1500s as a medieval timber framed hall house. The house was later significantly extended and believed to have been occupied up until the late 1880s until it was converted into kennelling until approximately 1980 when it was deemed unsafe and has remained unoccupied since.

The remaining outbuildings include a Grade II listed barn and further outbuildings, including a single storey residential property known as Kennels Bungalow, a small single storey dwelling house.

SITUATION

Boswells Farm is located in a rural location at Okewood Hill, just to the south of Ockley, which has a mainline railway station (3.5 miles) with services to London Victoria, plus a local village shop and pubs. Okewood Hill is just in Surrey, close to the border with West Sussex and at the foot of the Surrey Hills, with Leith Hill, just to the north. Cranleigh is situated about 6 miles to the west, a busy rural town with a wide range of shops and services, including Cranleigh Golf and Country Club. About 5 miles to the south is the larger town of Horsham, with Dorking being about 9 miles to the north, both of which offer a much wider range of shops etc. Guildford is about 15 miles to the north east. Within 2.5 miles is the popular Gatton Manor Hotel, Golf and Country Club. Adjacent to the property is a bridleway which gives access to miles of walking and riding, connecting to the Sussex Border Path and to part of the old Roman Road called Stane Street.

Close by is the A29, which connects to the A24 and on to the M25. To the south the A281 connects to Horsham and Guildford and also down to the south coast. Gatwick airport is within 30 minutes drive.



BOSWELLS FARM HOUSE

Once refurbished and restored the property will provide the following:

- Spacious Entrance Hall
- Vaulted drawing room with inglenook fireplace
- Kitchen/dining room
- Sitting room
- Cloakroom
- Ground floor bedroom with ensuite bathroom
- Principal bedroom with dressing area & ensuite bathroom
- Study
- Two further bedrooms with ensuite bathrooms
- Entrance drive with two bay open bay garage
- Potential for paddock and woodland
- 2,465 sqft (229 sqm) when complete
- EPC: Exempt (Listed Building)



BOSWELLS FARMHOUSE

PROPOSED FLOORPLAN



Left: Ground floor proposed layout
Note: extent of stone floor corresponds to footprint of medieval hall house
Right: First floor proposed layout

BARN CONVERSION

Once refurbished, restored and extended the property will provide the following:

- Spacious Entrance Hall
- Open plan Kitchen/living/dining room
- Sun room
- Cloakroom/boot room
- Two ground floor bedrooms with shared bathroom
- Two further bedrooms with ensuite bathrooms on the first floor
- Entrance drive with two bay open bay garage
- Front and rear garden
- Potential for paddock and woodland
- Potential to create an annexe/home office
- 3,150 sqft (293 sqm) when complete
- EPC: Exempt (Listed Building)



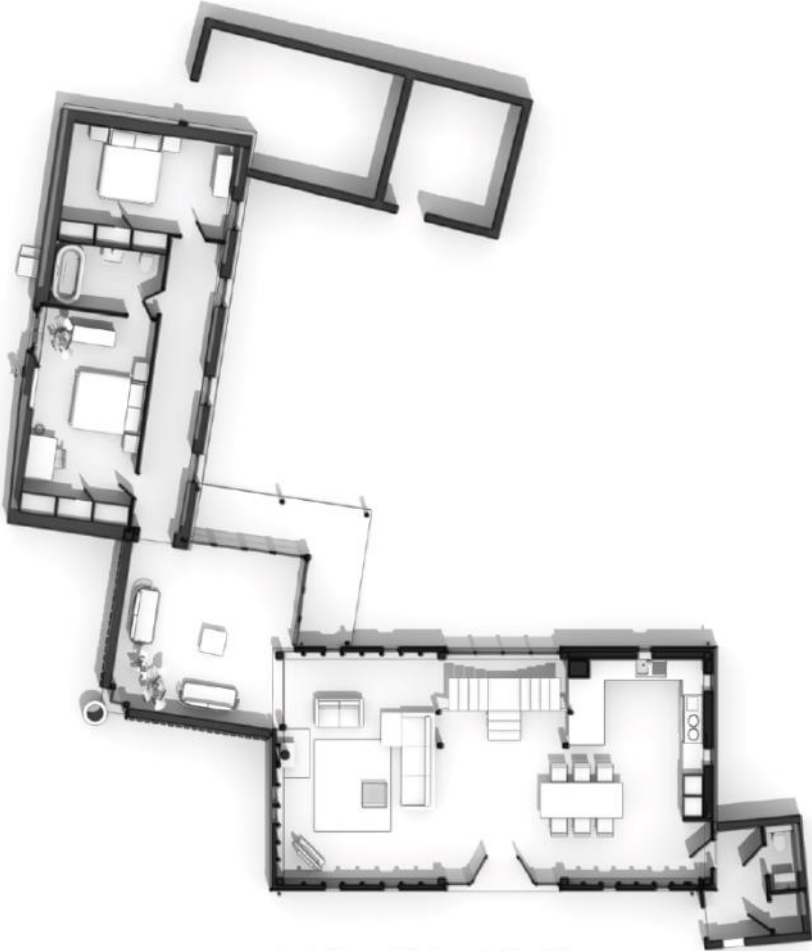
View of Proposed Development - South



View of Proposed Development - West

BOSWELLS FARM—BARN CONVERSION

PROPOSED FLOORPLAN



Layout of Proposed Development - Ground Floor



Layout of Proposed Development - First Floor

NEW BUILD PROPERTY

Once built the property will provide the following:

- Open plan Kitchen/living/dining room
- Utility room/Cloakroom/boot room
- Principal bedroom with ensuite
- Two further bedrooms with shared bathroom
- Entrance drive
- Front and rear garden
- Potential for paddock and woodland
- Potential to create an annexe/home office
- Single storey one bedroom bungalow
- 1595 sqft (149 sqm) of new build plus existing buildings
- EPC: TBC



East Elevation

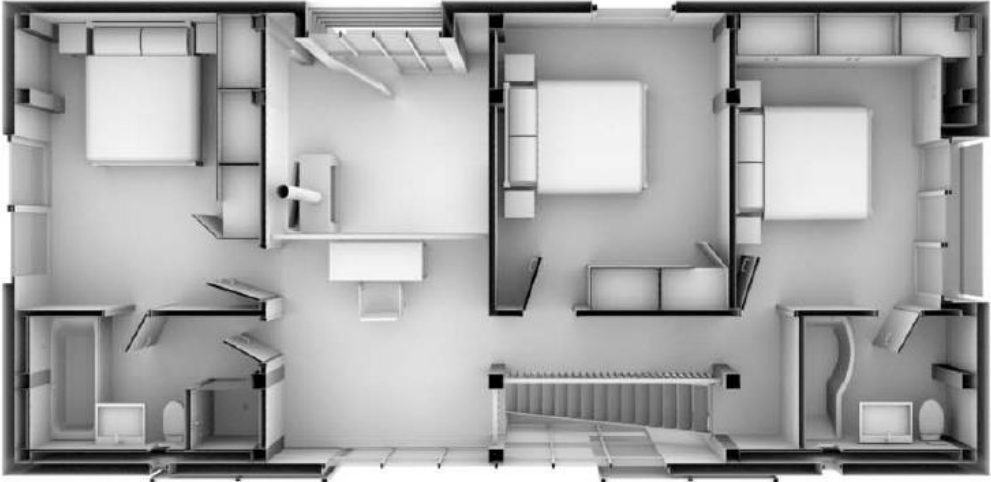


North Elevation



BOSWELLS FARM—NEW BUILD PROPERTY

PROPOSED FLOORPLAN



First Floor



Ground Floor



access

B10

B8

B11

BARN CONVERSION

BOSWELLS FARM HOUSE

NEW BUILD PROPERTY

car port

garden



PLANNING

Planning permission has been granted for the repair and conversion of the listed farmhouse to create a single dwelling, the conversion of Grade II Listed barns including a new conservatory link and the erection of a new dwelling and re-use of farm buildings as domestic outbuildings.

Mole Valley District Council references are as follows:

Planning Consent: MO/2021/1106

Listed Building Consent: MO/2021/1107

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

FIXTURES, FITTINGS AND MACHINERY

All items usually regarded as standard fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council, Pippbrook, Dorking, Surrey RH4 1SJ

Telephone: 01306 885001

DESIGNATIONS

The property lies within countryside the Greenbelt. The farmhouse and some barns are Grade II Listed

SERVICES

Mains water, electricity and drainage are available on site or within proximity of the property. Please rely on your own investigations.

HEALTH AND SAFETY

Given the potential hazards of a derelict buildings and equestrian facilities we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm house, buildings, livestock and machinery.

COUNCIL TAX

Kennel Bungalow is rated for Council Tax (Band B: £1,679.24)

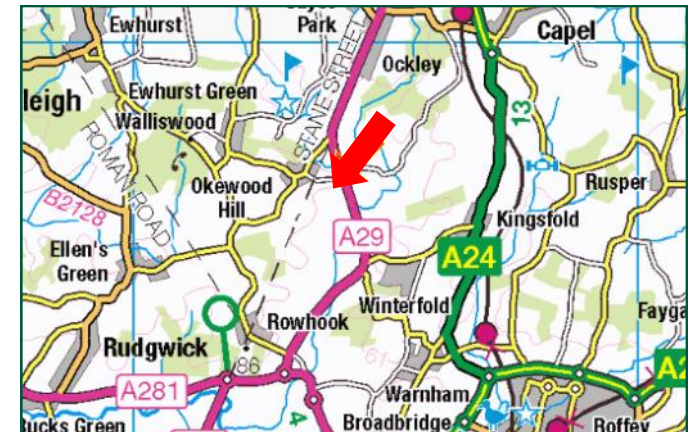
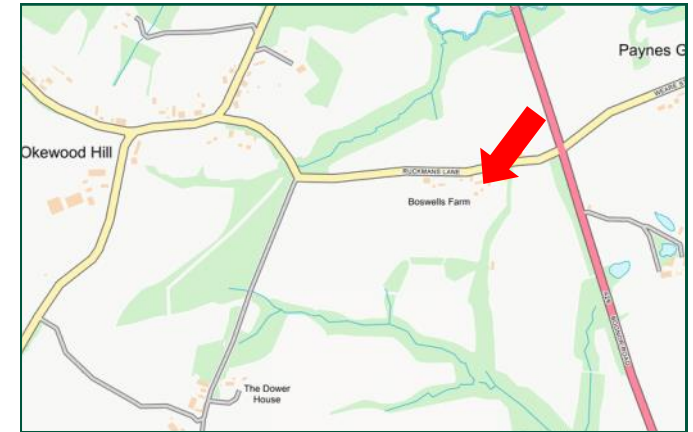
VAT

Any guide price quoted or discussed 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.

VIEWINGS

Strictly by confirmed appointment with Clarke Gammon.

Contact: Samuel Gordon - 01483 880903 or email samuel.gordon@clarkegammon.co.uk



DIRECTIONS

From Ockley head southwest on the A29/Stane Street. After approximately 1.9 miles turn right in to Ruckmans Lane, signposted Oakwood Hill and Walliswood. Continue for about 0.1 miles and you will find Boswells Farm on the left.



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IMPORTANT NOTICE

Clarke Gammon for themselves and for the Vendors whose agents they are giving notice that:

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Clarke Gammon has any authority to make or give any representation to warranty, in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) inspecting properties that have been sold, let or withdrawn.

Photographs taken and particulars prepared in January 2023.