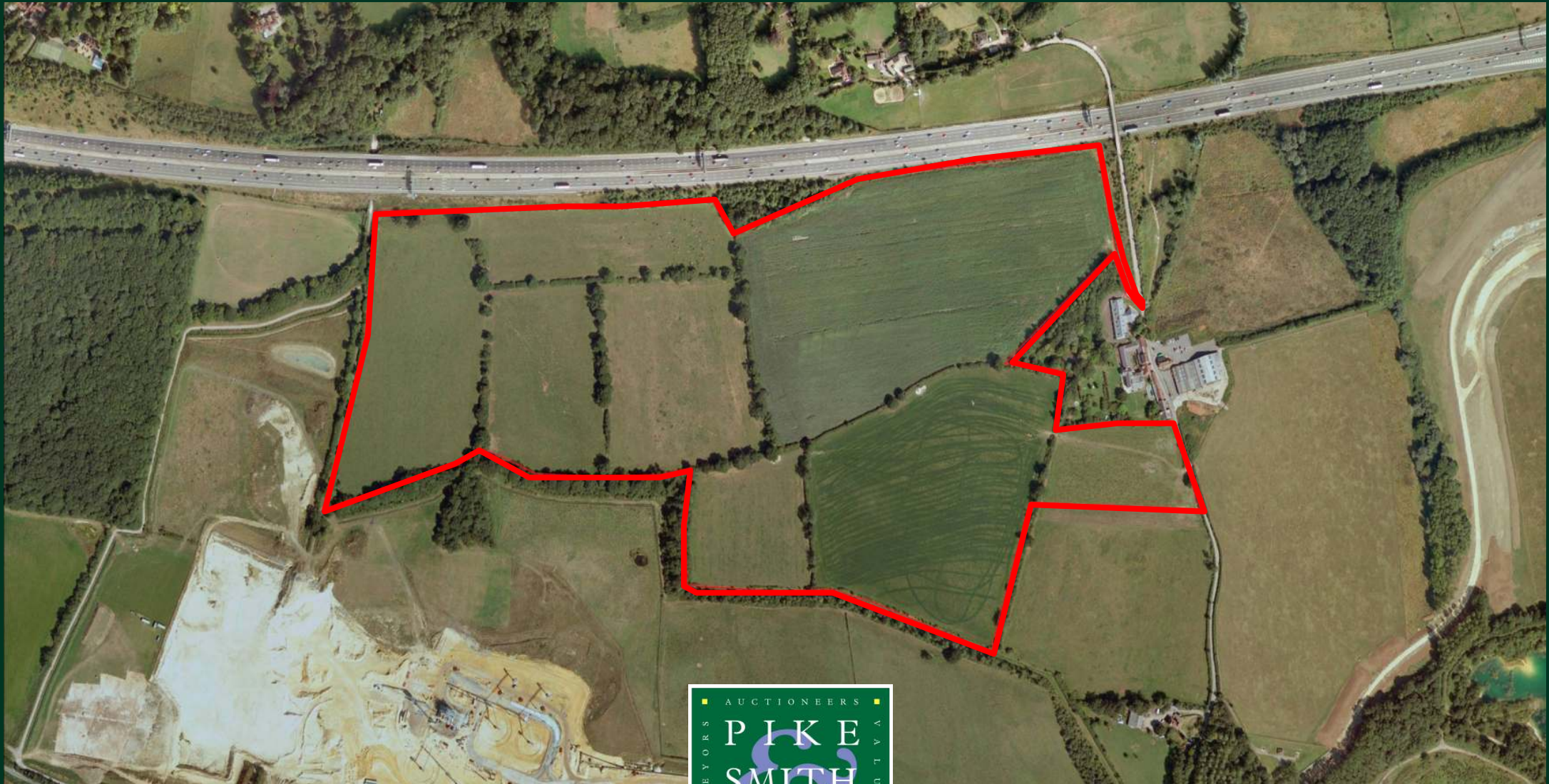


# LAND AT BREWERSTREET FARM

BLETCHINGLEY, SURREY



■ AUCTIONEERS ■  
■ SURVEYORS ■  
PIKE  
SMITH  
KEMP  
■ ESTATE AGENTS ■  
RURAL





# LAND AT BREWERSTREET FARM

**BLETCHINGLEY, SURREY, RH9 8ND**

**A single block of agricultural pasture land consisting of 8 fields each benefitting from water supplies and bordered by mature hedging and trees which offers potential for alternative uses such as equestrian, subject to consents and possible mineral extraction.**

Grade 3 Agricultural Land  
Predominantly Level  
Two gated accesses off North Park Road  
Potential for Alternative Uses

Situated adjacent to the Orpheus Centre, and located approximately 2 miles west of Junction 6 of the M25.

**35.09 hectares (86.7 acres)**

Bletchingley Village - 0.5 Miles      Reigate - 10 Miles      London - 21 Miles  
M25 Junction 6 - 2 Miles      M23 Junction 8 - 5 Miles

**Available as a whole or in 2 lots.**

**Vendor's Solicitor**

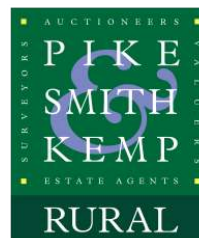
Clyde & Co  
1 Stoke Road  
Guildford  
Surrey  
GU1 4HW

**Tel:** +44 (0)2078 765 000

**Fax:** +44 (0)2078 765 120

**Email:** [infoguildford@clydeco.com](mailto:infoguildford@clydeco.com)

**Ref:** Louise McDonald



**Vendor's Agent**

Pike Smith & Kemp Rural  
Hyde Farm  
Marlow Road  
Maidenhead  
Berkshire  
SL6 6PQ

**Tel:** 01628 777666

**Fax:** 01629 622263

**Email:** [rural@pikesmithkemp.co.uk](mailto:rural@pikesmithkemp.co.uk)

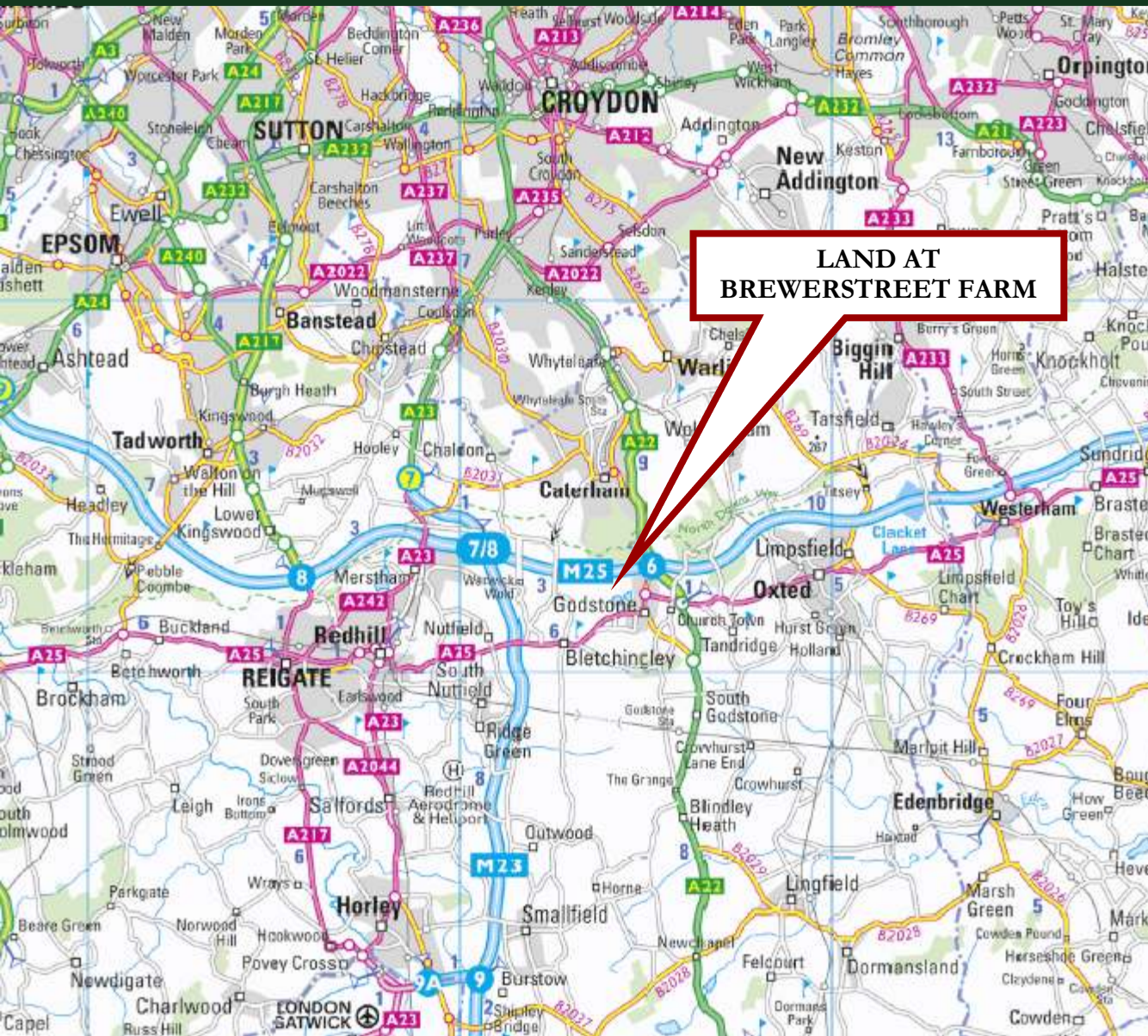
**Ref:** Tom McArdle & John Hunt



## Introduction

The property consists of 86.7 acres (35.09 Ha.) of land which formally was part of Brewerstreet Farm situated half a mile to the west of the attractive village of Bletchingley within the county of Surrey. Brewerstreet Farm is believed to date back to the 15th century whereby the original Listed Tudor Farm House can still be found situated off Brewerstreet., Bletchingley. Bletchingly Golf course, which opened in 1993, is situated to the south of the property.

This is a rare opportunity to purchase a large single block of pasture land with potential for a range of alternative uses including equestrian or other leisure uses subject to obtaining any necessary planning consents.



## Location and Situation

The land is situated to the north of the village of Bletchingley within Surrey. Immediately to the north of the property lies the M25 whereby Junction 6 of the M25 is approximately 2 miles to the east. Junction 8 of the M23 is situated 5 miles to the west.

The property enjoys good access from the nearby A25 via North Park Road. Adjacent to the property is a large development called The Orpheus Centre, founded in 1998, which provide opportunities for young disabled adults to promote personal development through performing arts so they gain the skills to live independently in the community.

## Directions

### From M25 Junction 6

Depart from the M25 at junction 6 and take the roundabout at the Godstone Interchange towards the A22. Exit the roundabout at the 1st exit onto the B2235/Godstone Hill. At the next roundabout take the 3rd exit onto the A25/High Street. Keep straight onto the B2236/High Street. Turn right onto Godstone Green Road. And then left onto the A25/Bletchingley Road. Next, take a right onto North Park Lane and access to the Brewerstreet land will be on the left, both before and after the Orpheus Centre.

### From the M23 Junction 8

Depart the M23 at junction 8 and follow signs onto M25. Depart from the M25 at junction 6 and take the roundabout at the Godstone Interchange towards the A22. Exit the roundabout at the 1st exit onto the B2235/Godstone Hill. At the next roundabout take the 3rd exit onto the A25/High Street. Keep straight onto the B2236/High Street. Turn right onto Godstone Green Road. And then left onto the A25/Bletchingley Road. Next, take a right onto North Park Lane and access to the Brewerstreet land will be on the left, both before and after the Orpheus Centre.



# Lot 1

Comprising of a single block of Grade 3 agricultural/pasture land which extends to 60.1 acres (24.3 hectares).

This is currently divided into five paddocks with mature hedgerow boundaries whereby the northern boundary directly abutts M25 motorway.

Excellent access via a single gate off the North Park Lane, directly into the eastern part of the land.





## Lot 2

Comprising of a single block of Grade 3 agricultural pasture land extending to 26.6 acres (10.8 hectares) which is currently divided into three fields bordered by with mature hedgerow.

To the south of the property is a sand pit where mineral extraction has already been facilitated.

Excellent access via a single gate off the North Park Lane directly into the eastern part of the property.



NEIGHBOURING LAND - SAND EXTRACTION



## General Remarks & Stipulations

### Services

Each Lot benefits from a mains water supply with troughs in each field. It is thought that mains electricity is available within the vicinity.

### Access

The property benefits from two gated accesses off the private road known as North Park Lane whereby the property enjoys unrestricted rights of access for all purposes at all times.

### Tenure

The property will be sold Freehold with vacant possession upon completion.

### Single Payment Scheme

The land is not registered for any element of the Single Payment Scheme or environmental stewardship schemes.

### Method of Sale

Brewerstreet farmland is being offered for sale as a whole or in two separate lots. Purchasers interested in any specific part or varying boundaries of the proposed lots should contact the selling agents at an early stage indicating the area of specific interest to them.

### Planning/Development

The property is situated within the area administered by The Tandridge District Council, within the county of Surrey. The land lies fully within the Metropolitan Green Belt, and is also classified as an Area of Outstanding Natural Beauty and a Special Landscape Area as designated with the Tandridge District Local Plan.

Although there is not proposed development plans of this area, due to the mineral extraction that has already been facilitated in the local area, it is though there is potential for similar circumstances to be granted subject to the land containing the correct mineral deposits.

**NOTE: The entirety of the property is to be sold without any overage or development clawback.**



### Soil Structure

The property consists of soils forming the Denchworth series as identified by the Soil Survey of England and Wales. Denchworth soil is described as slowly permeable clayey soils with fine loamy over clayey soils suitable for winter cereals and grassland.

Immediately to the south of the property the soils form part of the Fyfield 2 series as identified by the Soil Survey of England and Wales. Fyfield 2 soil is described as well drained coarse loamy and sandy soils over sands and sandstones ideally suited for cereals, potatoes, short term grassland and sand extraction.

### Mineral Rights

These are included insofar as they are owned.

### Sporting Rights

Sporting rights are included insofar as they are owned.

### Timber Rights

Timber rights are included insofar as they are owned.





## Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

### Boundaries

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedges, fences and ditches but will not be bound to determine these.

The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries. Where known boundary maintenance responsibilities will be shown by the T marks on the sale plan. Should the property be sold in lots then the selling agents will stipulate boundary responsibility between the various parts.

### Photographs

The photographs in these particulars were taken in October 2011. Any of the fixtures, fittings or equipment that is shown in these photographs are not necessarily included in the sale of the land, and vendors will have to satisfy themselves of ownership.

### Authorities

Tandridge District Council,  
Council Offices, Station Road East, Oxted  
Surrey, RH8 0BT.

### Fixtures and Fittings

Only those fixtures and fittings described in the sale particulars are included in the sale.

### Value Added Tax

In the event that Value Added Tax is or becomes payable in respect of the property or assets sold the purchaser(s) in addition to the consideration will pay to the vendor the full amount of such Value Added Tax.

### Full Address

Land at Brewerstreet Farm.  
North Park Lane  
Bletchingley  
Surrey  
RH9 8ND

### Viewing

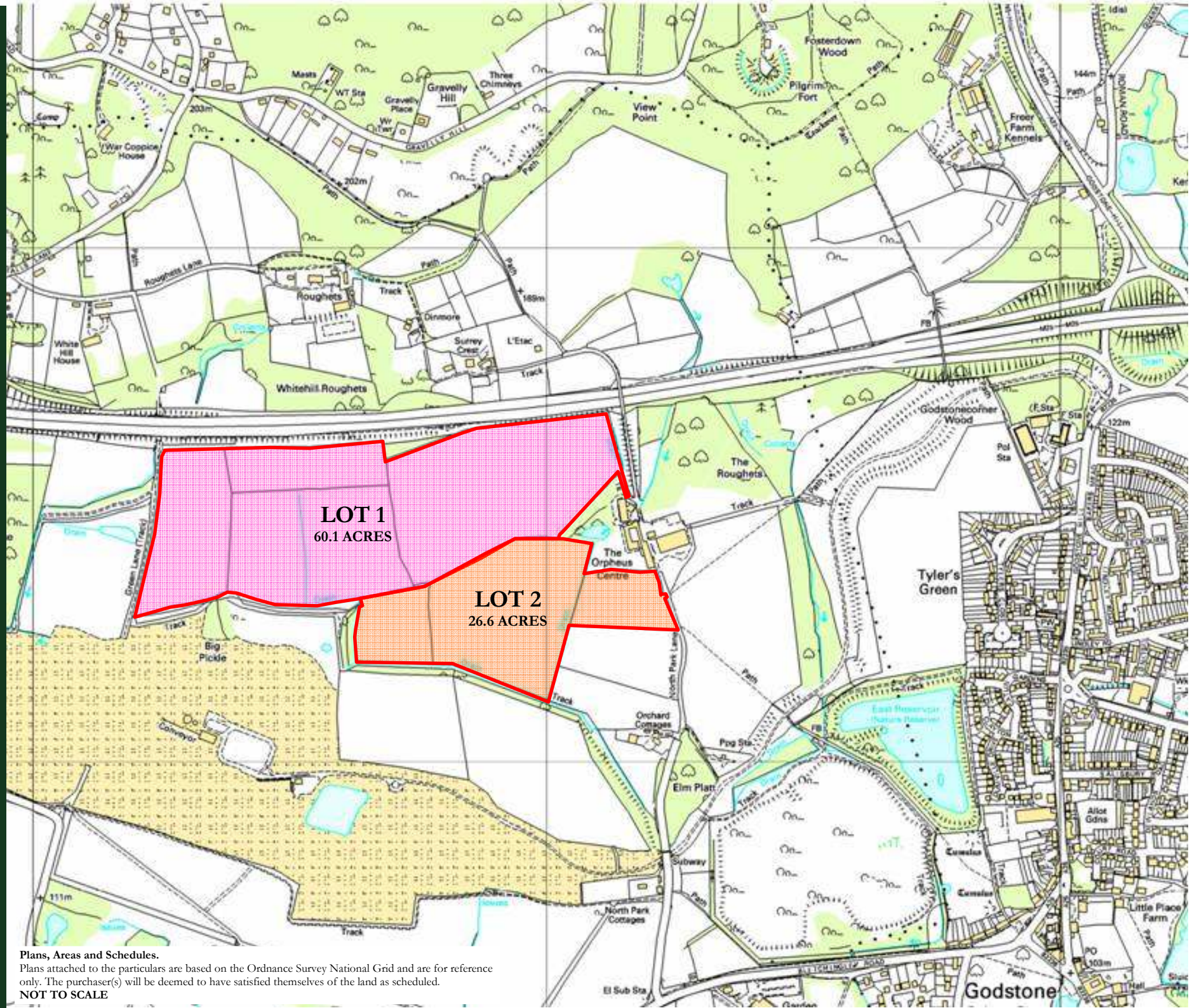
Viewings of the property will be strictly by appointment only through the sole Agents Pike Smith & Kemp Rural.

### Contact

To arrange a viewing or for further enquires about the property, contact either Tom McArdle or John Hunt on 01628 777666.



# SALE PLAN

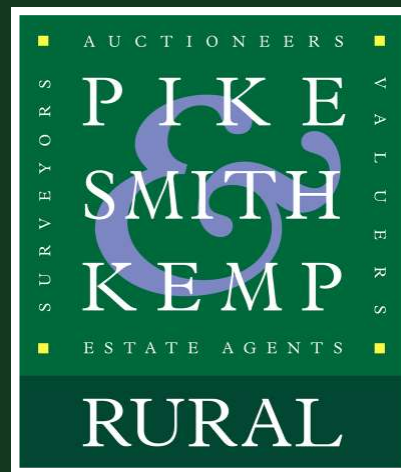


Plans, Areas and Schedules.  
Plans attached to the particulars are based on the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the land as scheduled.  
**NOT TO SCALE**









#### **IMPORTANT NOTICE**

Pike Smith & Kemp, their Clients and any joint agents give notice that::

- 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.; and
- 2:Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.