



Barns at Springfield Farm

Parkgate Road, Newdigate, Dorking, Surrey, RH5 5DZ

Batcheller
Monkhouse

Our Corner of England

BARNs AT SPRINGFIELD FARM

A collection of barns with planning consent for residential conversion into three separate units, conveniently situated on the outskirts of Newdigate Village.

FOR SALE AS A WHOLE OR IN THREE LOTS

LOT 1 - STALLION BARN

(SALE AGREED)

- Planning Consent for Conversion to Detached Family House
- Will Provide Two Storey Accommodation
- Including Four Bedroom Suites
- Generous Curtilage for Garden
- **Guide Price £500,000**

LOT 2 - MIDDLE BARN

- Fully Clad 2 Storey Barn
- Planning Consent for Residential Use
- Subject to Reorganisation of Accommodation
- **Guide Price £350,000**

LOT 3 - GROOMS BARN

(SALE AGREED)

- Attractive Traditional Barn
- Formerly Part Used for Grooms Accommodation
- Planning Consent for Two Storey Accommodation
- To Provide Open Plan Living Space and 2 Bedrooms
- **Guide Price £200,000 - £250,000**



DESCRIPTION

An attractive group of former farm buildings now used for equestrian purposes, for which planning consent has been granted to convert three into individual properties which will offer considerable character. They are offered for sale as a whole or individually in three lots.

LOT 1 - STALLION BARN: This comprises a detached concrete framed stable barn, approximately 15.3 m x 13.7 m with a generous curtilage that will provide garden to the west and south and ample parking to the north. The consent provides for two storey living space of approximately 2,880 ft². (267 m²) (estimated and not measured), which will include a formal entrance hall, drawing room, open plan kitchen, family/dining area, boot room, utility room, study, cloakroom and two bedroom suites on the ground floor; with the addition of two first floor bedroom suites and a family bathroom.

LOT 2 - MIDDLE BARN: A fully enclosed barn, approximately 11.2 m x 6.8 m, steel framed with block and metal cladding currently used as a workshop and store with two existing floors.

The planning consent that exists is to link it with an existing bungalow, although it is now to be sold as a separate self contained dwelling, subject to approval of amended plans. It is likely to provide spacious 3 bedroom accommodation on the two floors.

The existing consent provides approximately 1514 ft² (140m²) two storey living space in the barn and 165 ft² (15m²) in the link (estimated, not measured).

LOT 3 - GROOMS BARN: An attractive traditional style barn with timber clad elevations under a clay tiled roof, which was previously part used for grooms' accommodation. It lies on the eastern edge of the yard and will benefit from being able to create its own access.

The proposed accommodation will provide an entrance hall, cloakroom and open plan living space on the ground floor and two bedrooms and a bathroom on the first floor.



LOT 2

The total living space is approximately 785 sq.ft. (73 sq.m) (estimated and not measured).

PLANNING AND DEVELOPMENT NOTES:

1. Planning consent for the conversion of these buildings was granted by Mole Valley District Council under application number MO/2017/1169/PLA. Full details are available at www.molevalley.gov.uk
It is understood that this consent remains live until 1st May 2021 as it has been extended by The Business And Planning Act 2020.
2. Middle Barn will require a purchaser to submit and agree amended plans.
3. The planning consent is subject to certain buildings being demolished in the yard and this will be the responsibility of purchasers.
4. The vendor will install a new vehicular access from the public highway for Stallion Barn and Middle Barn. Grooms Barn will have the benefit of its own independent access which is to be installed by the purchaser.
5. It is understood that there will be no Community Infrastructure Levy (CIL) payable on this development.

AMENITIES

Local: Newdigate is a charming village with school, village stores, Post Office, two public houses, a restaurant and St Peters Church. There is also a sports green and bowls club.

Towns: The nearest town is Dorking, about 6.5 miles to the north with a good range of shops and train services to Victoria, Waterloo and London Bridge. The town of Horsham lies about 9.5 miles to the south.

Leisure: The local area offers some fine walking, cycling and riding countryside.

ADDITIONAL INFORMATION

Local Authority: Mole Valley District Council, Pippbrook, Dorking Surrey, RH4 1SJ. T: 01306 885001 www.molevalley.gov.uk

Services (not checked or tested): It is understood that mains gas, water, electricity and drainage are available closeby, with mains electricity already connected to Lot 3 (Grooms Barn).

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements.



LOT 2



LOT 3



LOT 3



LOT 3

DIRECTIONS

From the centre of Newdigate pass the village stores on the right and proceed along Village Street which becomes Parkgate Road. After approximately 1 mile the entrance via wooden electric gates to Springfield Farm will be reached on the right hand side.

RP/4/1/21

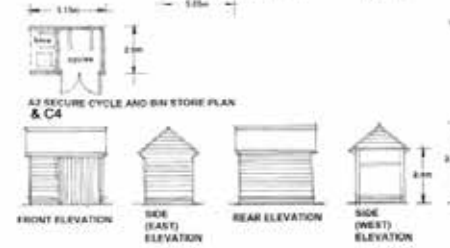


Viewings

Strictly by appointment with the sole agents.
Please contact our Pulborough Office: T 01798 872081
E sales@batchellermonkhouse.com

Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock. Ensure gates are shut at all times.

LOT 1



ADM Architecture	
Design House 20 Gage Hill Road Thames Ditton Bury KT7 0BT	Tel: 202 898 7411 Fax: 202 898 7380 info@admarchitecture.co.uk
Project: SPRINGFIELD FARM PARK GATE ROAD RHE SDZ	
Title: Station Barn A Proposed Elevations	
Scale: 1:100	Date: 21.04.17
Sheet: 1635/04	Rev: A

A Bedroom 5 removed 12.09.17



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Project: SPRINGFIELD FARM PARK GATE ROAD RHE SDZ	
Title: Station Barn A Proposed Floor Plans	
Scale: 1:100	Date: 21.04.17
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FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE

LOT 2

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the 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. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

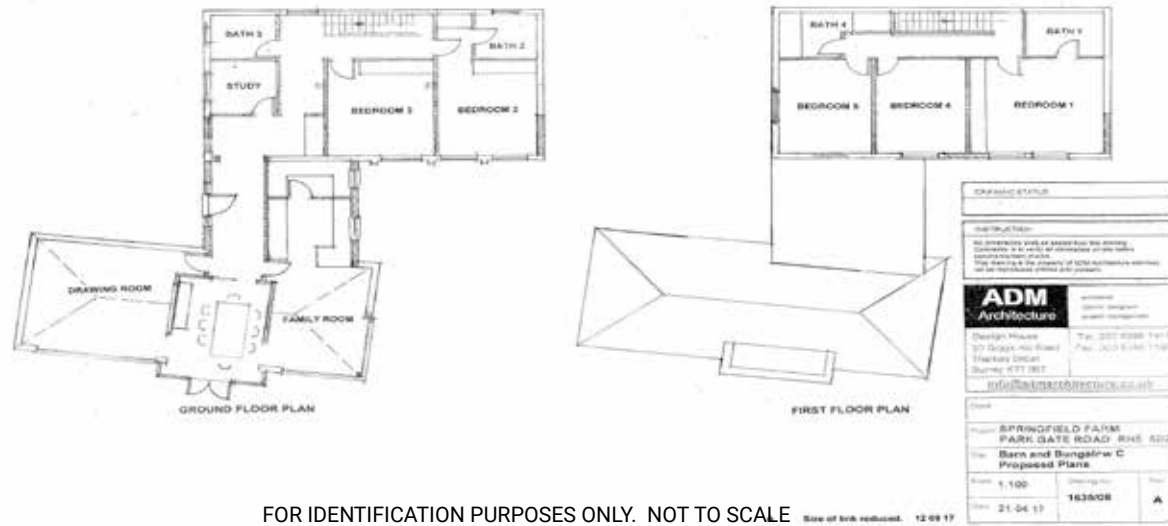
5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



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