



Gatton Park | Redhill | RH1 3DS

A rare opportunity to acquire farmland in a traditional English parkland setting within easy reach of central London. With approximately 100 acres of pasture surrounded by mature woodland, Gatton Park offers exceptional Equestrian or 'Lifestyle' design possibilities subject to planning permissions.

£3,400,000

- 100 acres approximately
- Exceptional Equestrian or 'Lifestyle' design possibilities STP
- Close proximity to London
- Site consists of traditional Estate Gate Lodge in its own grounds



HISTORY

Gatton Park was originally an estate of some 250 acres which was landscaped by the renowned Capability Brown, and the manor's history can be traced to the Domesday Book of 1086.

The estate was purchased in 1888 by Sir Jeremiah Colman (of the mustard food brand established in the early 19th century) and after a period when the property was requisitioned during the Second World War, the estate was then purchased by the current owners, The Royal Alexandra and Albert School. The parkland was acquired in 1976 by the current owner and managed as a rearing enterprise.

The area is designated as an Area of Outstanding Natural Beauty (Surrey Hills)

LANDSCAPE

The land is divided into two parts by Rocky Lane, a small (once private Estate) road that runs from Gatton to Redhill and the A23.

Physically the parkland is low lying within a bowl that is protected and screened by mature broadleaf trees. These trees together with the topography serve to physically protect the property from the adjacent road network and urban area of Redhill. It also has several mature parkland trees, mostly oak, within fenced enclosures. The land has two streams running through the property on the areas both to the north and south of Rocky Lane.

LAND

The Cranfield Soil and Agrifood Institute classify the area as having soil that is slowly permeable and seasonally wet, being slightly acid but of a base-rich loamy and a clayey soil. The Land Classification is 3-4.

There is approximately 100 acres of permanent pasture divided in two parts by Rocky Lane. A total of 75 acres is situated to the south of Rocky Lane which consists of level parkland that rises beyond the boundary to the original buildings of Gatton Park, now a school. There is a central stream which provides a landscape feature and runs from east to west through the park.

A further 25 acres of pasture is situated to the north of Rocky Lane, and rises to the boundary with Reigate Golf Course. This land also has a stream running through the lower fields alongside Rocky Lane.

AGRICULTURE

The property has been a cattle enterprise for a number of years and has water supplies to fields on either side of Rocky Lane.

EAST LODGE FARM

Comprehensive livestock housing of some 25,000ft² including storage and machinery buildings is situated at East Lodge Farm. These buildings are surrounded by hard standing and represent a total area of 2.8 acres.

This site is seen as having development potential for residential property within the context of the Local Development Plan. It should be noted that the site lies within the Merthsam Conservation area, and is classified as an area of Outstanding Natural Beauty and of Outstanding Landscape Value.

As such, development would be of a limited nature, but the re-modelling of the existing buildings could only be seen as an improvement to their current appearance and be within the scope of the Local Plan policies.

RESIDENTIAL

EAST LODGE

East Lodge is situated to the east of the property and consists of a traditional Gate Lodge within its own grounds of approximately 1 acre.

The property has recently been refurbished to a high standard and provides a three bedroom lodge with a separate garage. It has a west facing aspect with a view looking down the valley of Gatton Park. East Lodge has the potential for extension subject to the relevant planning permissions. East Lodge is currently let on an Assured Shorthold Tenancy ending in December 2016

POTENTIAL

A variety of potential uses would be suited to the land, (subject to planning permission) which could include the construction of a substantial house with a courtyard attached, to present an equestrian or other land based enterprise or pursuit. The parkland setting is a particular feature and could be enhanced considerably by the use of traditional features associated with such properties.



LOTS

The property is offered as a whole and in 5 lots

LOT 1 Guide £280,000

9.5 acres of pasture adjacent to Merstham Village, Redhill, and to London Road, forming part of the sale of 100 acres or thereabouts at Gatton Park. All acreage is subject to survey.

LOT 2 Guide £345,000

11.5 acres of pasture on the edge of Merstham Village, Redhill, forming part of the sale of 100 acres or thereabouts available at Gatton Park. Frontage to Rocky Lane.

All acreages are subject to survey.

LOT 3 Guide £200,000

6.75 acres of pasture with frontage to Rocky Lane, Redhill, forming part of the sale of 100 acres or thereabouts at Gatton Park. Frontage to Rocky Lane. All acreage is subject to survey.

LOT 4 Guide £825,000

66 acres of grazing lane with access to Rocky Lane, Redhill, forming part of the sale of 100 acres or thereabouts at Gatton Park.

The land consists of part of the original parkland of Gatton Park, (Lower Gatton Park) and is designated as a Registered Park and Garden (Grade II).

All acreage is subject to survey.

LOT 5 Guide £1,000,000

Over 26,000 sq ft of agricultural buildings forming cattle sheds, machinery, storage and ancillary buildings, previously housing a suckler herd. Potential as contained in General Permitted Development Order(2015) for residential development subject to the necessary approvals. The location of the buildings together with the surrounding park land presents a rare opportunity to develop a mansion house in a fabulous setting (4.1 acres)

EAST LODGE Guide £725,000



Tenure

Freehold
For sale by Private Treaty

Council Tax Band

East Lodge F

Viewing Arrangements

Strictly by appointment

Contact Details John

Johnstone MRICS Rothsay House,
124 High Street
Newmarket
Suffolk CB8 8JP

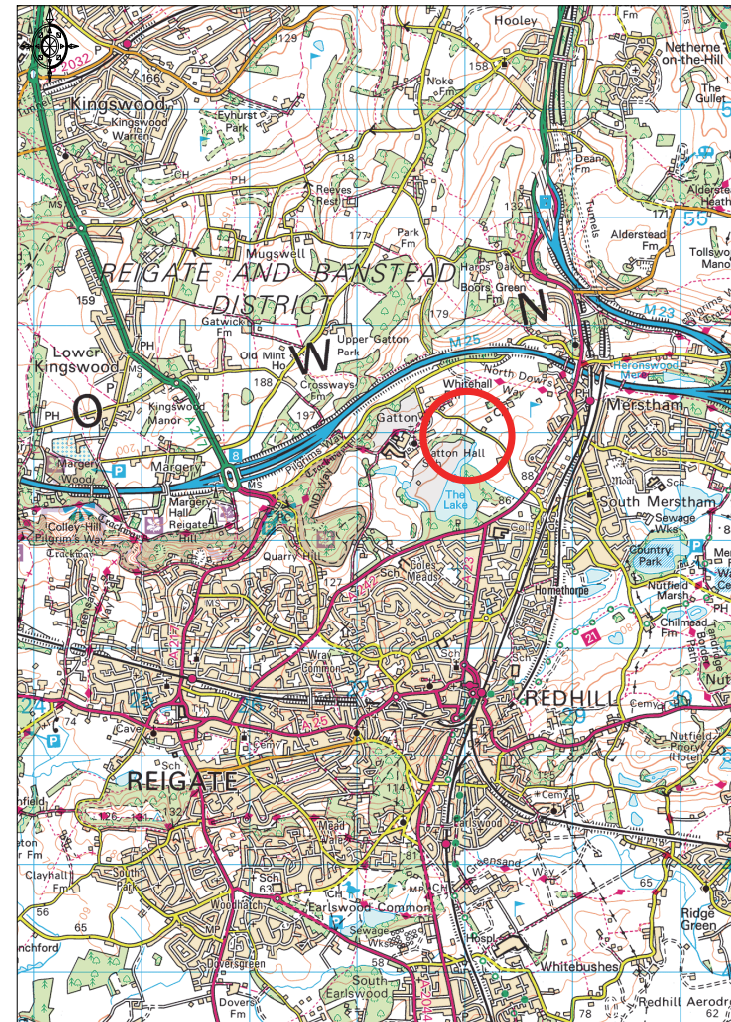
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Location

GATTON PARK is situated near the village of Merstham on the outskirts of Redhill and has excellent transport links. There is a railway station situated approximately 1.5km at Merstham which has a regular service to central London. (17 miles).

The M25 motorway is 1 mile (2.5 km) to the north east and M23 2 miles (3 km) to the east, with Gatwick Airport 8 miles to the south. The topography of the land protects the property in terms of both noise and view, with the boundary to the A23 being screened by mature broadleaf trees.

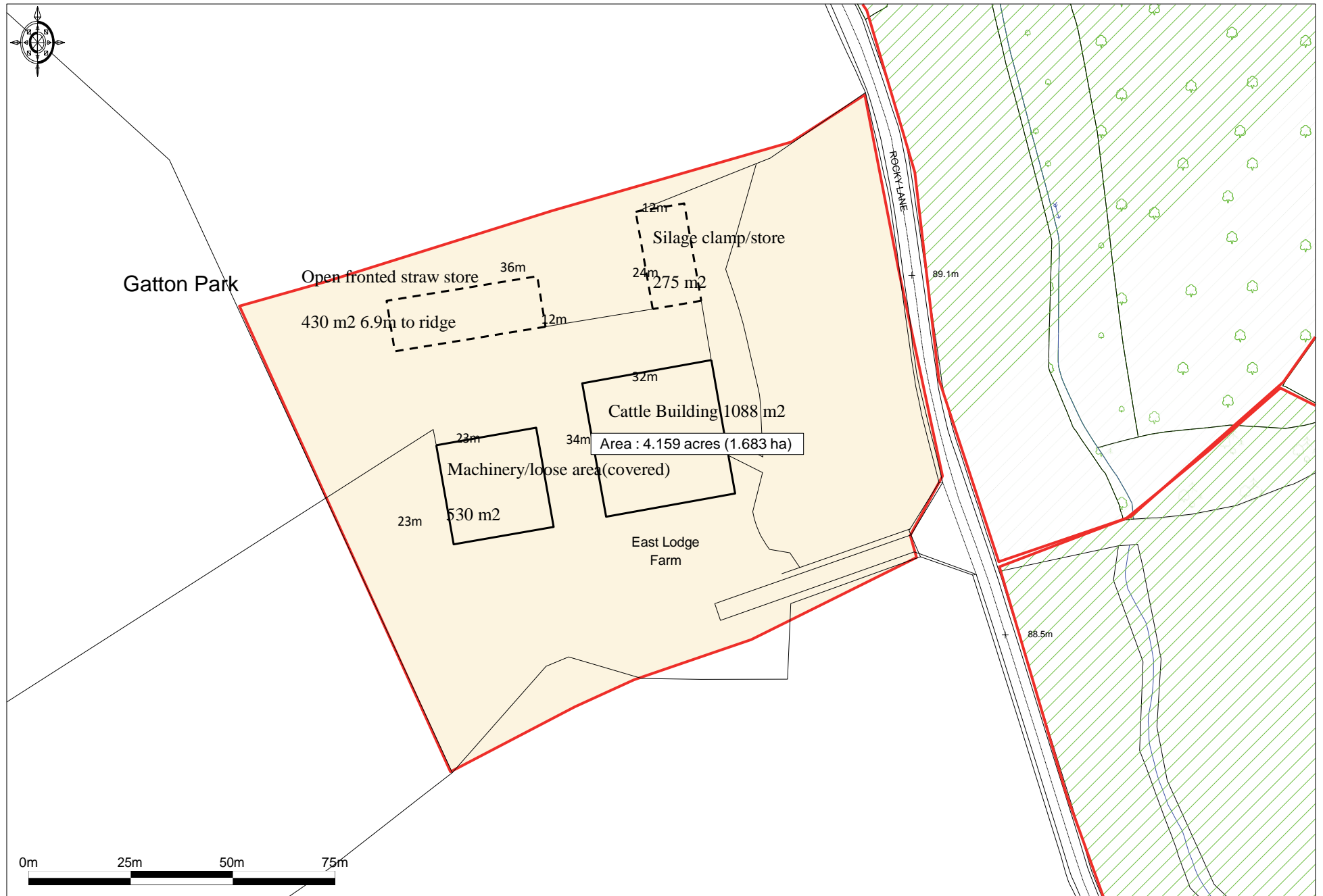
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East Lodge Farm, Gatton Park



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