



Ibbett Mosely

Lower South Park Farm Carlton Road, South Godstone,  
Godstone, RH9 8LF



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GUIDE PRICE £3,200,000

**Smallholding development opportunity with land and outbuildings of about 75 acres 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 with land and outbuildings in a delightful setting
- Two Open Plan Barns
- Stabling outbuildings
- pasture, agricultural and equestrian land and paddocks with about 75 acres\*
- Capital House with 1 bed 2 storey flat
- One bed Single storey Cottage
- Compound of delapidated container units and vehicular access
- Shell of building partly converted adjoining flat with planning for children's home
- Static Mobile Home
- Sand school

**A Rare Development and Lifestyle Opportunity – With outbuildings and 75Acres (TBV)**

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 pasture and agricultural land, a yard area, a range of former agricultural and equestrian buildings, and residential accommodation, all set within approximately 75 acres (TBV).

### PROPERTY SUMMARY

The smallholding/development includes:

Pasture, equestrian and agricultural land

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

Agricultural and pasture land divided into paddocks and currently used for equestrian

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 pasture, yards, and outbuildings

Existing residential elements with scope for improvement

Potential for development (subject to planning)

### 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 picturesquely 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 Betchingley, 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

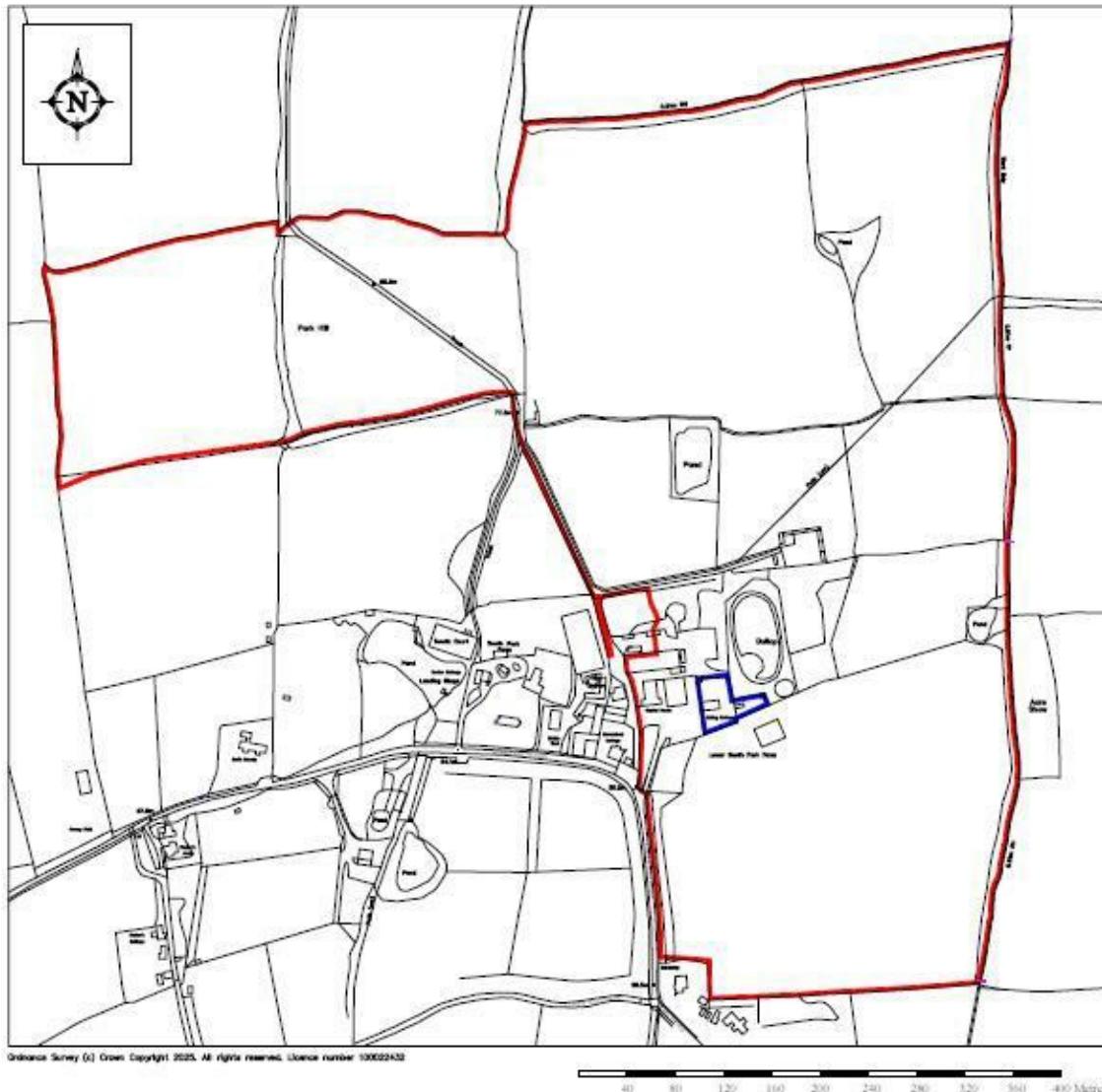
1. The land has a vehicular and pedestrian right of way access for other dwellings
2. There is public footpath/bridle way on the land
3. The land has private drainage treatment plant and pumping station
4. The land listed for sale is registered to multiple different title plans
5. Aisling Cottage has 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 blue is 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 enquiries for development, planning and change of use.

#### VIEWING NOTES

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





LOCATION PLAN

**Ibbett Mosely**  
Sevenoaks 01732 452246

EPC Rating-

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