



Land at Spinney Lodge, London Road, Felbridge, East Grinstead, RH19 2RA

FOR SALE: FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)

**NEWMARK**

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# Summary

- Freehold development opportunity (subject to planning).
- Prominent site located just outside the settlement boundary, extending circa 19.56 acres, with significant residential development potential.
- Opportunity to renovate two existing residential dwellings.
- Tandridge Borough Council currently shows only a 1.92-year housing land supply, providing an excellent opportunity to obtain planning permission on part of the site to meet the council's unmet housing need.
- Strategically positioned 1.5 miles northwest of East Grinstead town centre and 8 miles east of Gatwick Airport.
- Offers are invited for the freehold interest on an unconditional basis.
- Sold with vacant possession.

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19.56 acres

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## THE OPPORTUNITY

The property presents an opportunity to refurbish two existing dwellings whilst seeking planning permission for additional housing development.

Tandridge District Council (TDC) does not currently have an up to date local plan in place and is only able to demonstrate 1.92 years of housing land supply. TDC's latest Authority Monitoring Report (May 2024) also confirms that housing delivery was only 38% of the required level (based off the revised housing need).

Consequently, TDC were required to prepare an Action Plan with a 20% buffer added to the 5YHLS calculation, as well as enforcing the application of the presumption in favour of sustainable development.

Therefore, whilst the property is located within the Green Belt, there may be potential for the site to contribute towards housing delivery in the borough. In particular the following parcels could have significant development potential (subject to planning):

- The eastern fields 6.35 acres (Ref 1 on the adjacent plan) – open fields fronting London Road, positioned just outside of the settlement boundary.
- Previously developed land 2 acres (Ref 2 on the adjacent plan) – land with agricultural buildings, a caravan and hard standing.

At 40 dwelling per hectare these two parcels could accommodate circa 150 dwellings.

Furthermore the renovation of the existing properties (Spinney Lodge and Keeper's Cottage) at the centre of the site offers the opportunity to develop high-quality, characterful homes with spacious gardens.



## PLANNING

The property is within the jurisdiction of Tandridge District Council (TDC) and contains no listed or locally listed buildings, nor is it within a Conservation Area. Likewise, none of the trees on the site are covered by TPOs.

TDC's latest Authority Monitoring Report, published in May 2024, confirms that housing delivery in TDC was 38% of the required level (based off the revised housing need). Consequently, TDC were required to prepare an Action Plan with a 20% buffer added to the 5YHLS calculation, as well as enforcing the application of the presumption in favour of sustainable development.

In addition to this, TDC is only able to demonstrate 1.92 years of housing land supply. This highlights the exceptionally low delivery of housing in TDC and frames the exceptional circumstances that exist for TDC to deliver more housing.

Considering TDC's unmet housing demand and the potential for parts of the property to be considered grey belt, the site presents an opportunity for development either via submission of a planning application in the short to medium term or through promotion via the local plan.



## DESCRIPTION

The site extends to approximately 19.56 acre (7.92 hectare), and can be divided into three distinct parcels:

- **The fields east of existing properties** – circa 6.35 acres of grassland/grazing area at the east of the site, directly accessible from London Road with dense trees along its boundary.
- **The fields west of existing properties and previously developed land** – circa 7.75 acres of which approximately 2 acres is previously developed with some derelict agricultural buildings and mobile homes remaining, as well as hard standing from former agricultural buildings.
- **Existing dwellings and woodland** – circa 5.45 acres of wooded area at the centre of the site, within which there are two residential properties – Spinney Lodge and Keeper's Cottage:
- **Spinney Lodge** is a three-bed, 2,306 sq ft detached house built in the 1960s, with a 492 sq ft garage. It is centrally located within the woodland and features a large, enclosed rear garden.
- **Keeper's Cottage** is a 1,075 sq ft single-story, timber-clad, three-bedroom dwelling with a garden to the front.
- **Agricultural building** that is approximately 3,000 sq ft.
- Additionally, there are several mobile homes and derelict storage facilities within this wooded area.



# PLANS

## Spinney Lodge

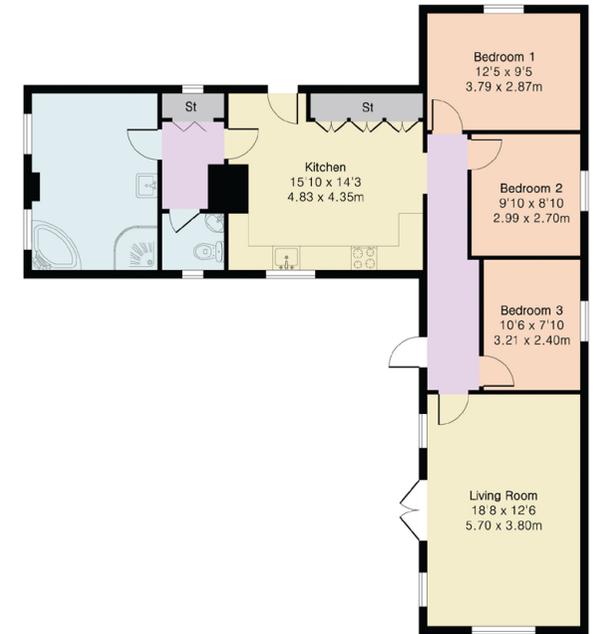


Garage

Ground Floor

First Floor

## Keeper's Cottage



Ground Floor

## LOCATION AND SITUATION

The site is located at the northern edge of the village of Felbridge, which adjoins the town of East Grinstead. The town centre lies 1.5 miles southeast of the site and can be accessed via London Road (A22), which forms the site's eastern boundary. Woodland and open fields enclose the remaining boundaries of the site.

East Grinstead offers a variety of supermarkets, independent shops, schools, sports facilities, restaurants, cafes, a cinema, and a weekly local market. The town also benefits from excellent transport links, including bus and rail services, connecting it to London and the South Coast, making it an attractive residential location.

## CONNECTIONS



### Road:

Immediate access to the A22 provides excellent road connectivity, feeding the M25 at Junction 6 (8.5 miles).

The Site is also located close to the A264, which feeds the M23 at Junction 10 (5 miles).

### Rail:

The closest railway station is East Grinstead Station (1.9 miles southeast) providing a service to London Victoria in 55 minutes.



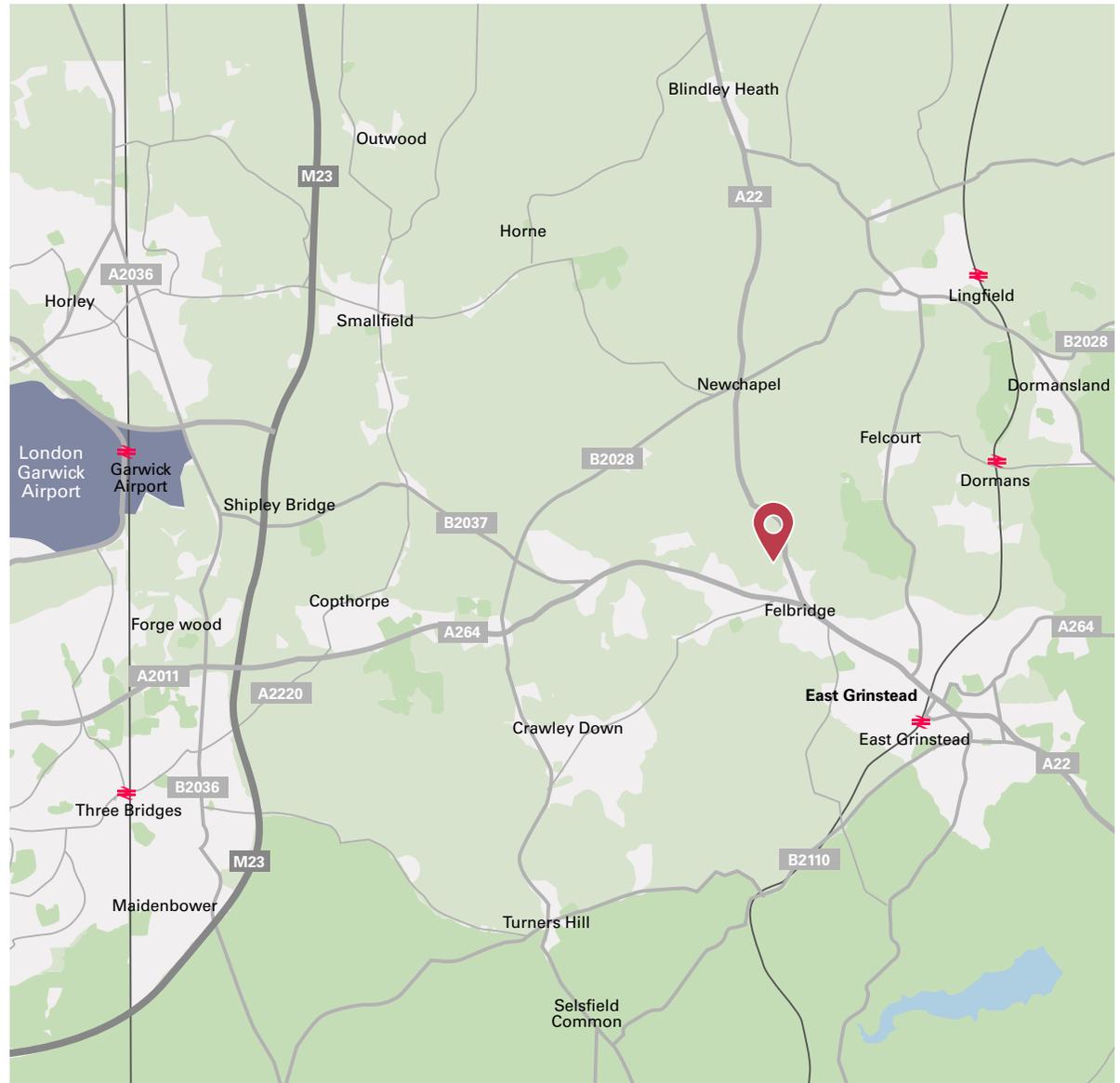
Alternatively, Three Bridges Station (6.5 miles west) provides a service to London Bridge/Victoria in 36 minutes as well as St Pancras International in 55 minutes.

There are also services available from Gatwick Station (8 miles east) which connects to London Victoria in 30 minutes.



### Air:

London Gatwick Airport is approximately 8 miles (15-minute drive) west.



## TITLE

The site is held Freehold under title numbers SY394489 and SY552865.

## VACANT POSSESSION

The site is to be sold freehold with vacant possession.

## COUNCIL TAX

Spinney Lodge – Band G

Keeper's Cottage – Band B

Caravans – Band A (x3)

## VAT

The property is not elected for VAT.

## METHOD OF SALE

The freehold interest is to be sold via informal tender.

Offers are invited on an unconditional basis only.

## VIEWINGS

Entry is prohibited without prior consent.

Please contact a member of the Newmark team to arrange access.

## DATA ROOM

Further information including EPC's can be found within a dedicated data room. For access, please contact a member of the Newmark team.



# Contacts

For Further information please contact:

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