



EQUUS

Country & Equestrian



MILLBURY COTTAGE



MILLBURY COTTAGE, Beech Farm Road, Warlingham, Surrey CR6 9QJ

NO CHAIN - An attractive detached period home (unlisted) set in 7.28 acres (*TBV) of land with equestrian facilities and outbuildings located in a prime Surrey location surrounded by a rural landscape with easy access to bridleways & country walks. For those interested in earning some income from the land there is planning permission granted to run a 'Glamping Site' at the location if desired.

Current equestrian facilities inc: stables, store/tack room and 20m x 60m riding arena. Among the other outbuildings there is a detached home office offering scope to adapt/replace as annexe accommodation (subject to permissions).

The existing vendors have been successfully running a glamping site at the location for the past two years included in which is an outdoor kitchen area, showers, toilets, games room and seven Bell Tents. There are also two shepherds' huts available to purchase by separate negotiation. N.B. For those not interested in running a glamping enterprise there is no requirement to do so.

The house itself is of attractive brick & flint elevations and offers on the Ground Floor - Sitting room with wood burning stove, Bedroom 4/Dining Room with fireplace, Conservatory, vaulted kitchen, downstairs shower room/WC and on the First Floor 3 bedrooms and family bathroom. Plus certificate of lawfulness for the erection of a single storey extension.

The whole occupies an elevated rural position, with no near neighbours, approached off a lane yet in convenient distance to local amenities at nearby Warlingham as well as fast commuting links with mainline rail station at Upper Warlingham, services to London Victoria & access to the M25 at junction 6 Godstone.eip.

LOCATION & AREA AWARENESS

The property occupies an elevated rural location with lovely views to the rear yet is in convenient distance to local amenities and commuting links. The village of Warlingham (2 miles) boasts a Sainsbury's supermarket and the town of Oxted (5.1 miles) has a wider range of shops, restaurants and recreational facilities including a leisure centre. The picturesque village of Westerham is 6.8 miles with attractive village green and excellent range of restaurants. The nearest mainline station is at Upper Warlingham around 3.7 miles away providing a 36 minute service to London Victoria and London Bridge. East Croydon Station is approximately 5 miles away with trains taking about 16 minutes to London Victoria and additional services to London Bridge, City Thameslink, Gatwick Airport and the South Coast. The M25 is easily accessible at junction 6 Godstone (Gatwick Airport 16 miles) as is the A22 trunk road which provides access into central London(18 Miles). There are a wide range of excellent schools in the vicinity including a primary school and Prep School at Warlingham, Hazelwood school, Oxted State School, Woldingham Girls School, Caterham School and Woodlea Junior school. There are numerous leisure amenities in the locality including sports and recreational clubs, tennis and golf at North Downs, Tandridge, Farleigh Court and The Woldingham. The location is renowned for being surrounded by Green Belt countryside offering a network of footpaths, cycle trails and bridleways to enjoy.

ACCOMMODATION-refer to the floor plan

The property is dated 1863 with a plaque on the front wall and appears to have always been one property

rather than two cottages converted into one. The property used to be part of a local country estate and bought by the previous owners in around the 1960's.

The house has been completely updated in the last 2 years which includes; exterior rendering, repair of the roof in parts, complete damp work due to flashings/s failure, redecoration post damp works, new guttering, new boiler and heating system, chimney repair work, roofing repairs to outbuildings, flue lining installation and removal of timber cladding, new lead flashings, replastering to name essential works.

GROUND FLOOR: A front door leads to the stairs with the public room off to one side. The **SITTING ROOM** is large and on two aspects with a feature central fireplace with wood burning stove. On the right there is **BEDROOM 4** or if desired **DINING ROOM**, feature fireplace. The vaulted **KITCHEN** has an array of wall and base units with a tiled floor and spaces for white goods et cetera. Completely remodelled downstairs cloakroom to include a walk in shower and new WC and wash hand basin. Attached to the kitchen is a small corner **CONSERVATORY** with door out to the rear garden and side entrance. **FIRST FLOOR** - Stairs to first floor with 3 **BEDROOMS**, **FAMILY BATHROOM** with bath, WC and wash hand basin and tiled walls.

PLANNING PERMISSIONS PRINCIPAL DWELLING etc

CERTIFICATE OF LAWFUL USE FOR DEVELOPMENT (PROPOSED). The Tandridge District Council as District Planning Authority under the provisions of the above hereby certifies that: - Erection of single storey rear extension (Certificate of Lawfulness for a proposed Use or Development). At, Milbury Cottage, Beech Farm Road, Warlingham, Surrey, CR6 9QJ. In accordance with the application registered by the Council on 29 July 2022, is **LAWFUL** within the meaning of Section 192 of The Town and Country Planning Act 1990 (as amended) because the proposed development complies with the permitted development rights under Class A of Part 1 of Schedule 2 of the of the Town and Country Planning (General Permitted Development) (England) Order 2015. Planning permission is **NOT** required Development is permitted by Class A subject to conditions. **FULL CERTIFICATION ON THIS SUBJECT PLEASE CONTACT THE AGENT - EQUUS PROPERTY.**

EQUESTRIAN FACILITIES

Refer to the plans online for sizes and shape of music room / stables and outbuildings.

Power and lighting to most buildings. Water on yard.

OUTDOOR RIDING ARENA: 20m x 60m with rubber and sand surface. Not post and railed. Also access from the stables as well as separate access from the main road.

STABLE BLOCK: 3 Timber loose boxes on concrete, currently 2 stables have been knocked in to one room with lined walls and used as a music studio (easily converted back to stables). The 3rd stable remains as a stable currently used as store room.

MAIN WORKSHOP: Large room with central work island and concrete floor.

HAY BARN: Steel and timber constructed on concrete.

STORE & HAY BARN / STORE: Located directly behind the stables and also on concrete.

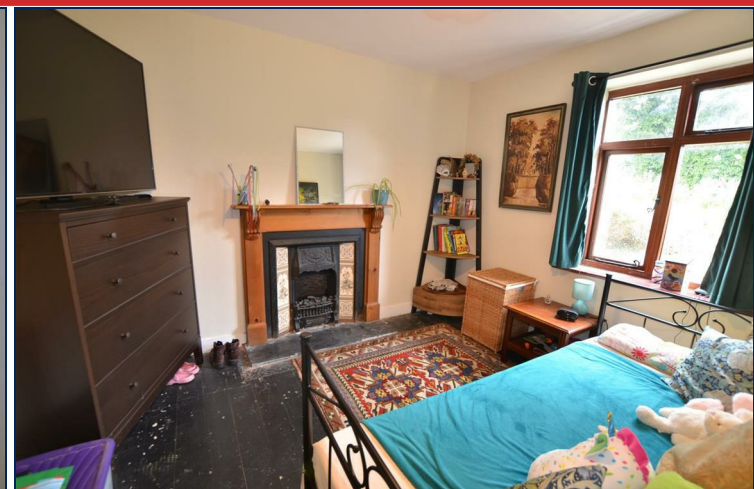
DETACHED HOME OFFICE with WC/wash hand basin and kitchenette with drainer/sink. Adjacent **GARDEN SHED** and further recently installed timber framed **GREENHOUSE** located to the side garden.

LAND & GROUNDS

AREA DESIGNATION: Green Belt. Just outside an Area of Outstanding Natural Beauty (AONB). The whole is 7.28 acres (*TBV). There are three Land Titles, the house and garden, the riding arena with some



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pasture and the third title is the level pasture. The acreage stated at the property is *TBV – (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

GLAMPING SITE & FACILITIES

"Milberry Green Meadows is a well-regarded glamping site that offers a delightful blend of comfort and tranquillity. Located in the scenic North Downs, this established operation is cherished by guests for its serene atmosphere and charming accommodations.

Idyllic Setting: Positioned in a breathtaking natural environment, Milberry Green Meadows provides guests with a peaceful retreat from everyday life. The location attracts visitors looking for a serene escape amidst stunning landscapes, with the benefit of being within easy reach of London for city dwellers seeking a weekend escape.

The site comes equipped with a number of unfurnished Bell tents, each offering guests a comfortable stay along with essential amenities such as communal toilets and showers, an outdoor Kitchen and games room ideal for those guests that prefer a more traditional camping approach. There are also two shepherd's huts available to purchase by separate negotiation suitable for couples with wood-burning stoves and ensuite facilities.

The location is Known for its peaceful surroundings and friendly ambiance, Milberry Green Meadows has cultivated a loyal customer base. It benefits from strong repeat bookings and word-of-mouth referrals, highlighting its appeal as a cherished getaway.

Revenue Potential: With a solid track record of occupancy and favourable reviews, this site offers a steady revenue stream. Current operations include well-maintained communal areas such as a shared camp kitchen and covered "Hub" containing books, games and a dining space, enhancing the guest experience and supporting profitability.

Growth Opportunities: There is significant potential to expand or further develop the site. Opportunities include adding more accommodation units, enhancing activity offerings, or exploring a pop-up café to serve the many cyclists and walkers that use the area.

Turnkey Operation: Everything you need to operate the site is in place."

Refer to photographs and floor plan for shape and dimensions of associated Glamping facilities.

PLANNING PERMISSION GLAMPING SITE - Under the Auspices of NATURAL ENGLAND Club certificate number: 663. Certification: "renews annually".

MATERIAL INFORMATION & SERVICES.

TENURE: Freehold

PROPERTY TYPE: Detached.

PROPERTY CONSTRUCTION: Brick with flint facing.

NUMBER & TYPE OF ROOM/S: 4 bedrooms / 2 receptions / 1 bath room & 1 shower room - see attached floor plan/s.

PARKING: Multiple off road private drive & parking. **FLOOD RISK:** Not in a flood Zone. **LOCAL**

AUTHORITY: Tandridge. **TAX BAND:** F
EPC RATING: F 27/92. Cert No 5190-2533-0822-4195-3993. Full ratings & advisories/estimated costs are now online at the .gov web site:

<https://find-energy-certificate.digital.communities.gov.uk/>
SERVICES

HEATING: Oil fired (new boiler). **SEWAGE:** Private (cesspit). **WATER SUPPLY:** Mains. **ELECTRICITY SUPPLY:** Mains. **BROADBAND:** see useful website links.

Information from Ofcom and may vary.

MOBILE COVERAGE: Indoor EE likely. Outdoor EE, O2, Three, Vodafone likely. See useful website links. **BROADBAND:** Standard 13Mbps. See useful website links.

GLAMPING SITE SERVICES

SEWAGE: Above Ground Tuff Effluent Storage Tank. Designed to meet the needs of the portable sanitation industry by helping with the storage or discharge of effluent, liquid waste, as well as sewage treatment. www.directwatertanks.co.uk

WATER: via the mains / dwelling with hot water supplied via Immersion Heaters and propane gas.

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase: www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

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E: sales@equusproperty.co.uk

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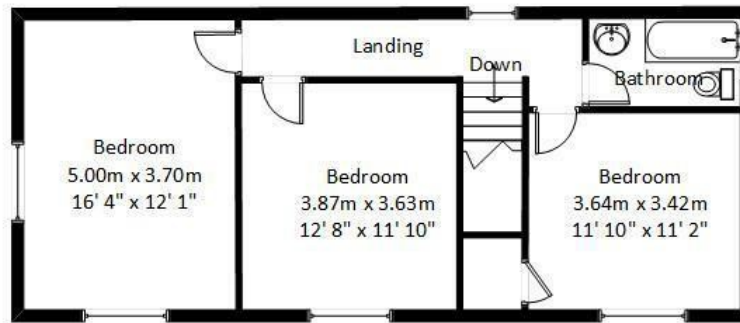
DIRECTIONS

From the Limpfield Road B269 junction on to Beech Farm Road, continue along Beech Farm Road for 0.5miles and the property is on the right.

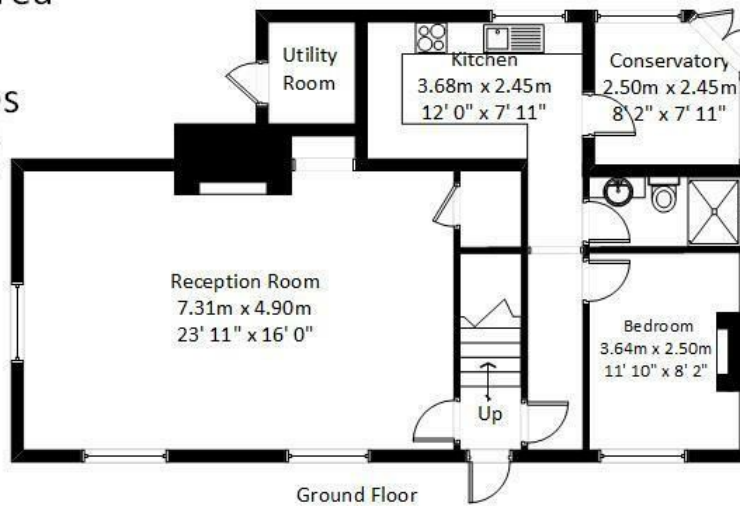
Guide price £1,295,000



MC - CR6



Gross internal floor area
approximately
137.6 square metres
(1481 square feet)



This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.
Invicta EPC www.invictaeipc.com email: rwood@invictaeipc.com

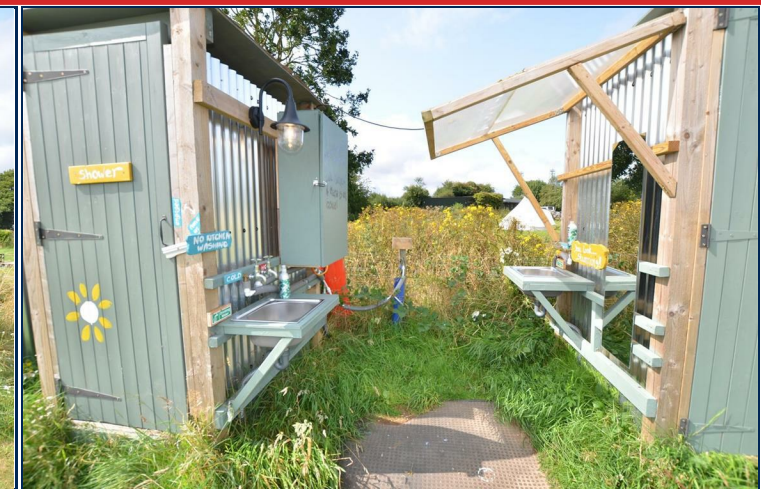
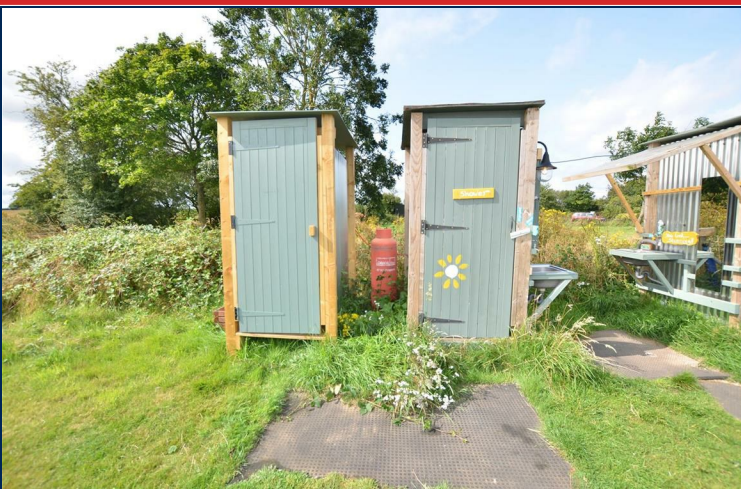


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

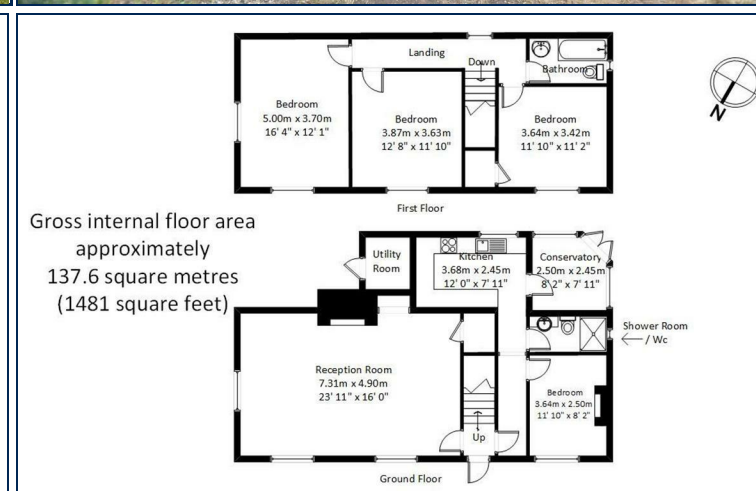
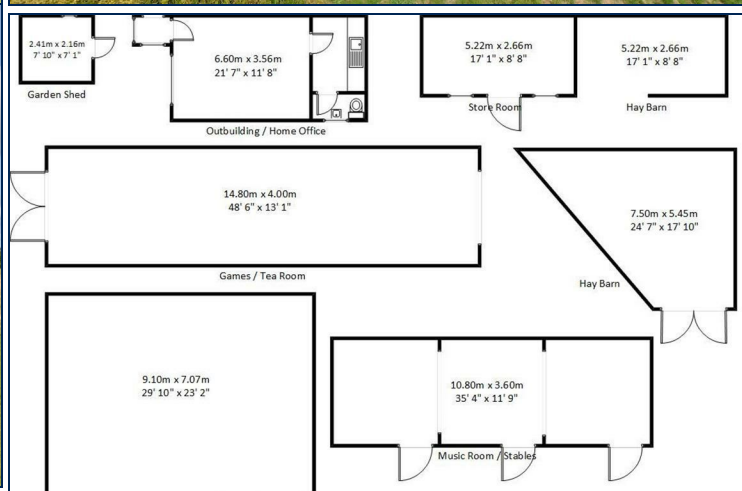
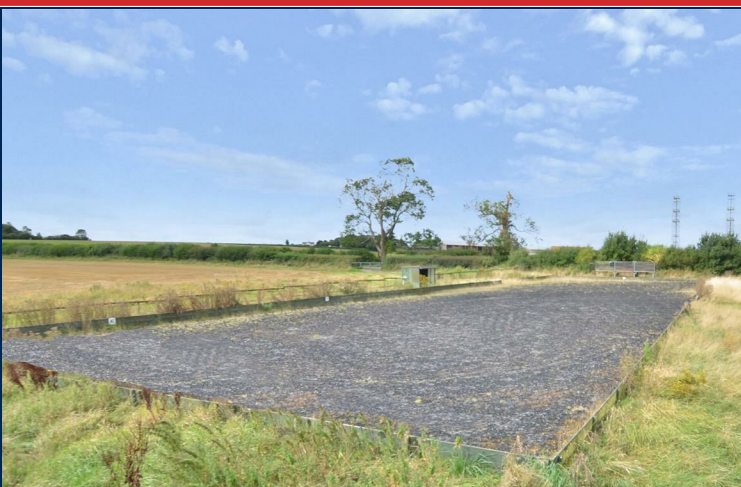
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