



Bertrams Farm, Partridge Lane, Newdigate, RH5 5BP

Offers In Excess Of £750,000

- 16.35 ACRES AGRICULTURAL LAND
- PLANNING CONSENT - 1 RESIDENTIAL MOBILE HOME
- WIDE ACCESS THROUGH FROM PARTRIDGE LANE
- MAINS ELECTRICITY
- SECLUDED PARCEL WITH STUNNING VIEWS
- PLANNING CONSENT FOR 1 CARAVAN TO USE AS ANCILLARY TO AGRICULTURAL USE OF LAND
- MAINS WATER
- VACANT & AVAILABLE NOW

On instructions from Receivers, this agricultural parcel of land is offered for sale 'as seen' with full vacant possession. Bertrams Farm enjoys a secluded rural location with the main parcel of land being accessed via a wide entrance and relatively level gravel track which has an adjoining strip of grassland with neighbouring farmland to either side.

On reaching the main parcel of land, one is immediately drawn to superb distant views.

The main parcel of land itself undulates a little and at 'its entry point' slopes gently downwards away in both northerly and westerly directions. The majority has been utilised as grazing land with part fenced to provide smaller paddocks which adjoin one large paddock. In the north westerly corner is a small pond.

In 2019 a Certificate of Lawfulness of Existing Use or Development (CLEUD) (MO/2019/0099) was issued regarding the retention of one mobile home (referred to as Mobile Home A) whilst a further mobile home (referred to as Mobile Home B) was permitted to be stored on the land with its use connected to agricultural uses. The mobile home Marked B does not have permission to be used as dwelling. A concrete framed building which does have a planning history may have development potential under Class Q of the The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024 (S.I. 2024/579). Whilst a Planning Appraisal undertaken by Pelham Planning Associates is available on request, prospective purchasers should view this as informal advice and rely on the advice of their own professional advisers.



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