



Ibbett Mosely

Land to North, Carlton Road, South Godstone, Godstone, RH9
8LF



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GUIDE PRICE £650,000

Agricultural and greenbelt land over 40 acres in a delightful setting situated in a sought after location off a private road.

- Greenbelt and agricultural land in a delightful setting
- Pasture, agricultural and equestrian land and paddocks with over 40 acres
- Access via pedestrian, Livestock and vehicular access
- Beautiful Countryside
- Currently used for equestrian purposes

A Rare Opportunity – With land approaching over 40 acres (TBV)

Lower South Park Farm occupies an enviable position off the highly sought-after Carlton Road, south of Godstone. This exceptional location presents a unique opportunity to acquire a substantial pasture and agricultural land.

PROPERTY SUMMARY

The smallholding/development includes:

Pasture, equestrian and agricultural land

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 picturesque 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 Bletchingley, 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.

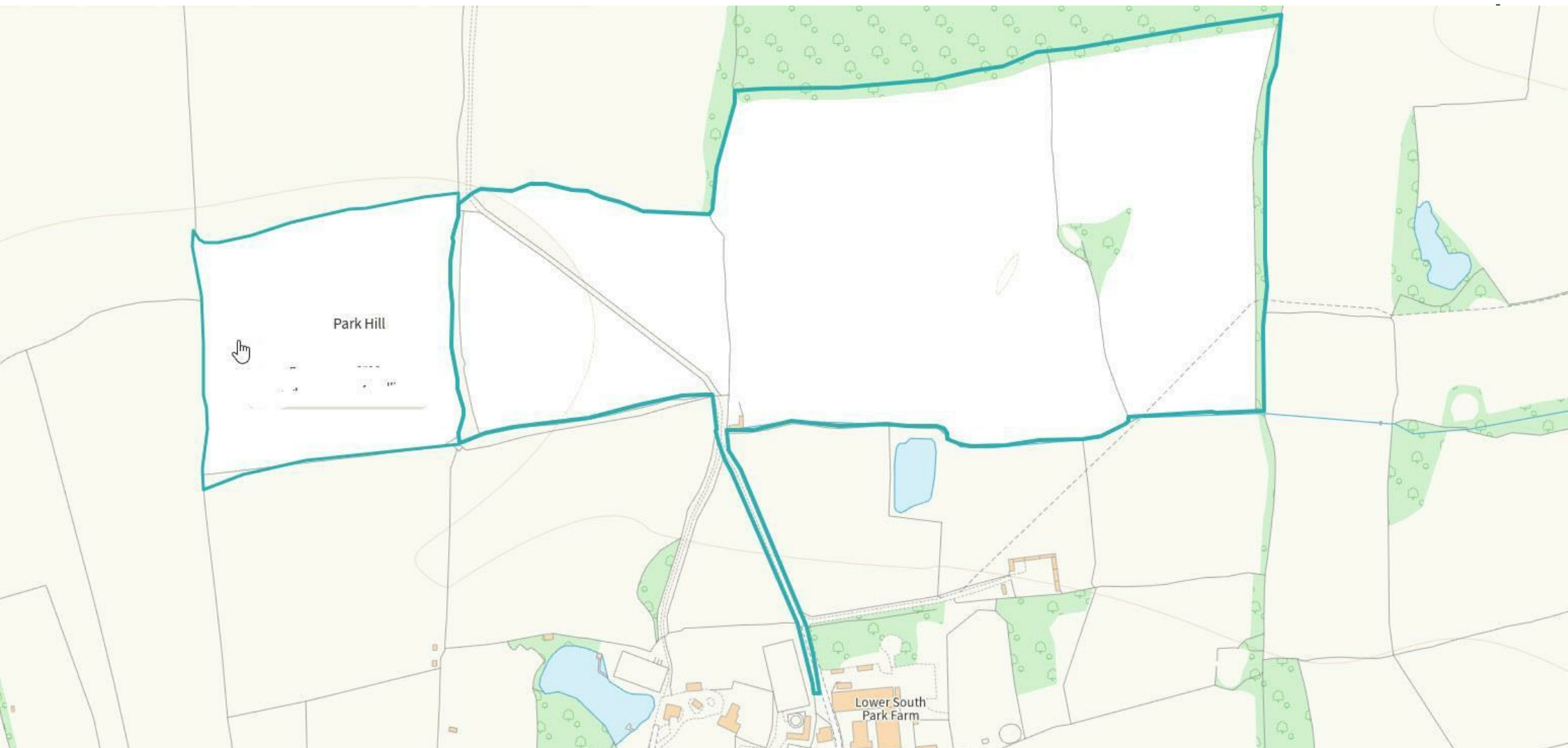
AGENTS NOTE

1. The land has a vehicular and pedestrian right of way access for other dwellings
2. There is public footpath bridal 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 Park hill paddock is currently let out £3000 per annum
7. The plan is for illustration purposes and will be finalised upon conveyance
8. Purchasers must make their own enquires for development, planning and change of use.

VIEWING NOTES

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





Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating-

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