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BEECH FARM ROAD
WARLINGHAM - SURREY

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WARLINGHAM ◀ SURREY

- Build Plot with Outline Planning Consent for Three Properties
- Two Detached Structures Included within the Plot
- Potential to Convert the Second Structure into Two Further Residential Properties
- Approximate Two Acre Plot
- Own Access Road & Entrance
- Potential to be a Small Country Estate
- Close to all Major Transport Links
 - Incredibly Private Position
 - Surrounded by Greenbelt with Views of London
- Rare Development Opportunity with Huge Potential



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ASKING PRICE: £995,000

Development opportunity – building plot of approximately two acres with a large detached barn and detached stable block included with own private access road so the site can be entered from the road. There is outline planning consent on the barn to convert into three residential properties with potential to convert the stables into two further properties subject to the necessary planning consents. Alternatively the barn could be converted into one large country house which would create a small country estate with stables and possible equine facilities.

The Location

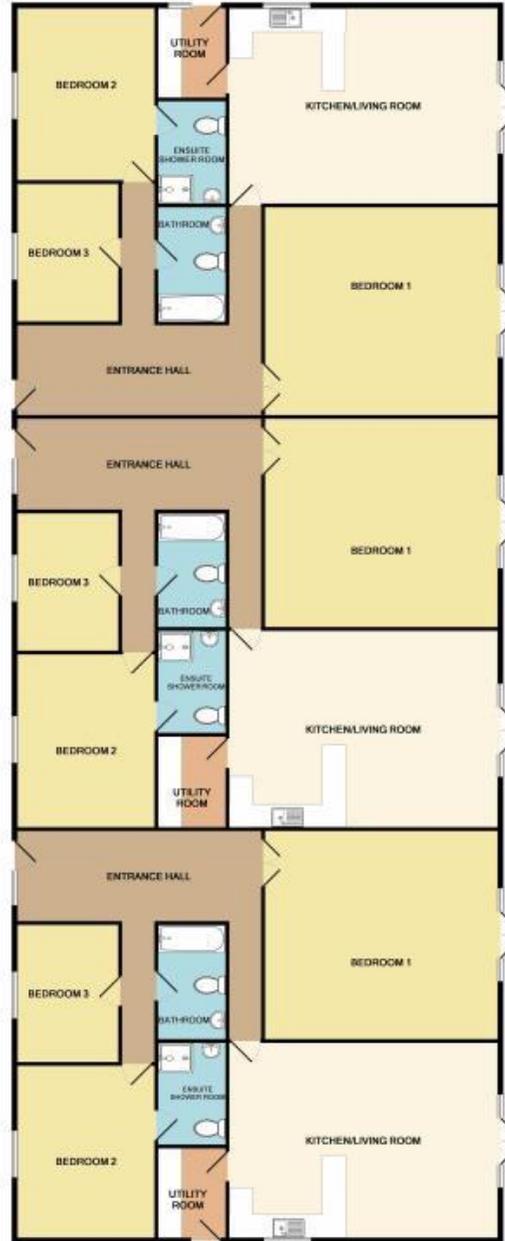
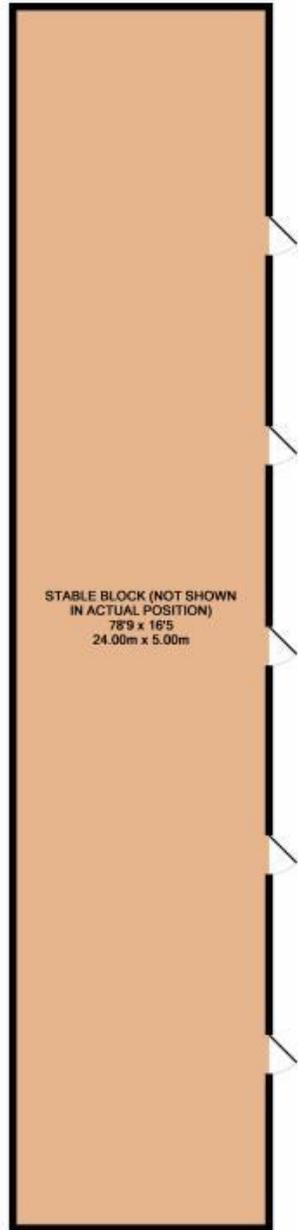
The development is superbly located for London yet occupies a serene, rural position with total peace just moments from the traditional shops, pubs, restaurants and amenities of Warlingham. The surrounding countryside is a fantastic environment for both relaxation and recreation. Quality golf courses such as Woldingham and Farleigh Court Golf Clubs, along with endless opportunities for riding, cycling, walking and numerous other rural pursuits.

The development is easily accessible having good road links, with the M25 (J6) nearby and the A22 providing access to London. Upper Warlingham Rail Station is 2 miles from The Holt with trains taking 36 minutes to London Victoria and London Bridge. East Croydon Station is approximately 5 miles from The Holt with trains taking about 16 minutes to London Victoria and additional services to London Bridge, City Thameslink, Gatwick Airport and the South Coast.

The area boasts a number of good state and independent schools for all ages. These include the primary schools of Warlingham, Oxted and Westerham. In addition the local Prep Schools are Hazelwood in Oxted, Caterham School and The Hawthornes in Bletchingley. Popular Public Schools include Whitgift, Woldingham School and Tonbridge. Oxted has a highly regarded State School.

The Presentation

This really is an opportunity like no other. A chance to create your own home in the Surrey countryside with extensive gardens and land. If a developer was to purchase, I feel with a little concentration on the planning side, the opportunities are vast as the land and layout welcomes multiple properties all with ample gardens in a Mews style setting.





These details are for guidance purposes only and should not be relied upon as factual and do not form any part of any contract and their accuracy cannot be guaranteed

Please note that no appliances or systems have been tested. Unless advised, no warranty as to condition or suitability is confirmed. Purchasers are advised to obtain verification from their surveyor/solicitor



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