

Cudworth Lane  
Newdigate, RH5

Freehold  
Offers in excess of £1,750,000



**\*\*VIDEO TOUR\*\*** | 34 Acre Farm | 4 Bedroom Farm House (2703 sq ft) | Equestrian and Farming  
| 16 Stables | 5 Barns (10,500 sq ft) | All Weather Track | Fields & Ancient Woodland | 360  
Degree Elevated & Far Reaching Views | NO CHAIN ...ctd...

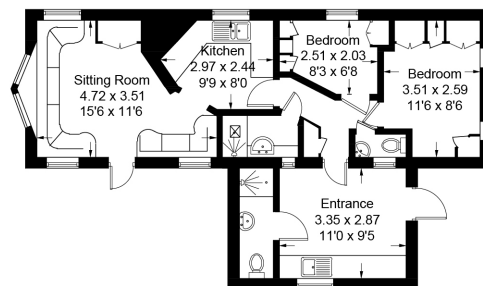
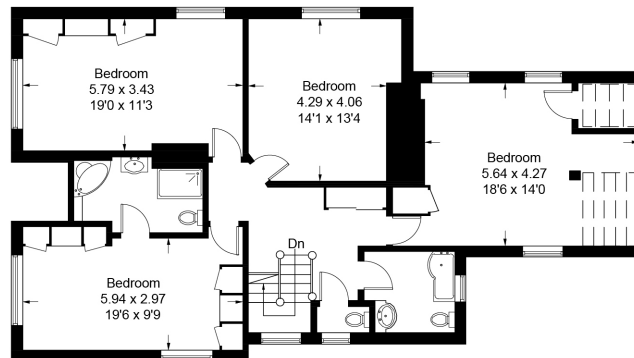
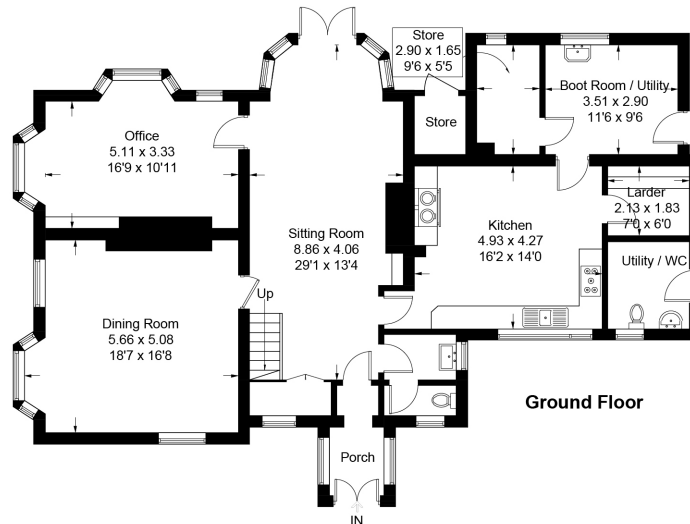


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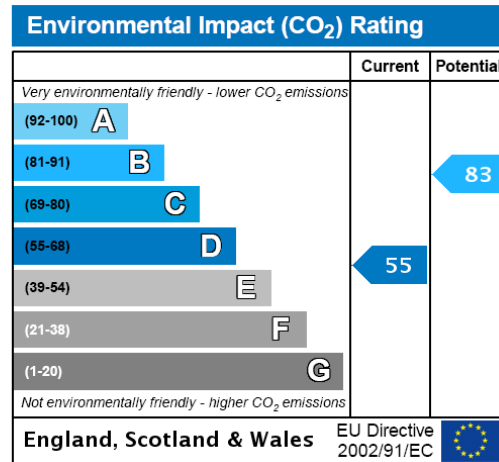
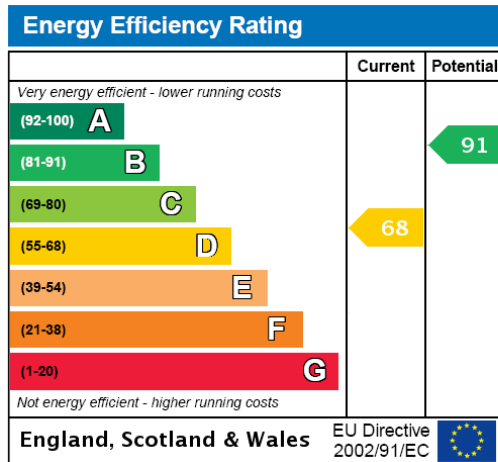


Approximate Gross Internal Area = 251.1 sq m / 2703 sq ft  
Mobile Home = 56.4 sq m / 607 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID284121)  
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**<b><center><h1>\*\* Please See Virtual Tour tab for Video \*\*</h1></b></b>**

34 Acre Farm & Equine | 16 Stables (10 indoor) | Treatment Area | All Weather Track | 4 Bedroom Detached House | 2703 square feet | 360 Degree Gardens | Swimming Pool | 5 Agricultural Barns | Development Potential | 16,141 Square Foot Internal Area Including House | Far Reaching Views | Registered Smallholding | Qualifies Basic Payment Scheme | Solar Panel Bank | 7 Fields | Ancient Woodland | No Chain

A stunning location, the farmhouse is located on the brow of a hill that's rumored to be the highest point in Newdigate. Exclusive 360 degree far reaching views over its own land and onto the horizon.

The house has its own book chronicling the original owners first year at the property. Written at the time and called "A Few Acres and a Cottage" the book contains photographs the early 20th century landscape and original house.

For equestrian and farming use, everything is in place to hit the ground running with sixteen stables in total (ten indoors, a unit of two and another unit of four) each unit with their own tack room, sheep pens, heated treatment/clipping area and a 770-meter exercise track. The farm also runs a small flock of hefted sheep from a large lambing shed in one of the lower fields.

The acreage is roughly made up of...

- \*4 acres of yard, buildings, house and gardens.
- \*7 acres of ancient woodland.
- \*22 acres of fenced, mature meadow.

Used agriculturally and also for horses for many years, there are numerous outbuildings with various uses applied to each; storage, agricultural, residential and commercial use. The uses to which the buildings have been put were well established prior to 2013's revision and relaxation of permitted development rights, meaning there is genuine potential for development from barns to residential dwellings subject to satisfactory GPDO applications.

**<b><center>THE HOUSE </b></b>**

- \*Four Double Bedroom Detached House
- \*Three Reception Rooms
- \*Large Kitchen with AGA & Walk in Pantry
- \*Boot & Utility room
- \*Cloakroom

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\*Two Bathrooms (ensuite to master)

\*Outside Toilet & Laundry Room

\*Garage/Agricultural Store

\*Built as a gentleman's residence in 1904 with several additions over the years, the house now offers over 2700 square of living space, far reaching views from most windows and an adjoining office with air conditioned store.

#### <b>OUTBUILDINGS </b>

\*10 Indoor Stables/Stock pens in concrete block barn

\*4 Stables, with Tack Room and Treatment area

\*2 Stables with Tack Room

\*5 Barns with over 10,500 square feet between them

\*Office Building & Air Conditioned Store

\*Garage & Agricultural Store

\*Potting Shed & Greenhouse

\*"The Lodge" accommodation consisting of a comfortable two bedroom, two shower room, mobile home with a fully insulated extension that has had tenants for over 10 years with income potential of £800/month.

#### <b>LAND </b>

Approx. 34 Acres in total consisting of:

\*Mature Gardens

\*Large Parking Areas for Lorries/Cars and \*Outbuildings

\*Ancient Woodland

\*Grazing

\*Oval and continuous exercise track of approx. 770 metres

\*Indoor Exercise/Turnout Area </center>

#### <b>THE GARDENS </b>

Primarily South Facing; A walled, Italian water garden accessed via the sitting room or from the swimming pool area, has ornamental flower beds, two canals and a Koi pond. Beyond the wall is a half acre orchard and wild garden with Photovoltaic panel installation. There is also The Lodge (2 bed accommodation), chicken run and a 4-stable block with heated treatment/clipping area and tack room.

#### <b>LOCATION </b>

Newdigate is an ancient parish in the heart of the Surrey Weald and situated approx. 5 miles North of Horsham, 5 miles South of Dorking, 7 miles South West of Reigate and 7 miles Northwest of Gatwick Airport.

#### <b>TRAVEL</b>

The nearest Train Station is Holmwood (3.4 miles) which has services to London Victoria in an hour. From Gatwick Airport you can be in London Victoria in 30 minutes and London Bridge in 40 minutes.

Barings Field Farm is also extremely well located for major road networks being only 20 minutes from junction 9 of M25 & junction 9 of M23.

#### <b>HACKING</b>

The area is fantastic with Barings Field Farm being located on the Cudworth Lane bridleway giving excellent access to the area's large network of bridleways.

#### <b>THE VILLAGE</b>

Newdigate itself is a quintessential Surrey village with an average detached house price of £1,321,000. It has a Saxon church and is well served by several award winning public houses and eateries also farm shops, café's and a village convenience store with post office. There are miles of public footpaths and bridleways throughout Newdigate and beyond, The Surrey Hills Area of Outstanding Beauty starts just 3 miles north of Barings Field Farm.

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**ADDITIONAL FEATURES & INFORMATION**

Photovoltaic Solar Panels 4 sq mtrs; Receives Feed in Tariff (FiT) payments on a quarterly basis. Guaranteed index linked tariff @ 49.43 pKwhs with an export tariff of 3.48 pKwhs. The last Fit payment rebate for March to June 2016 £586. Installation date Dec' 2011.

Eligible for Basic Payment Scheme (BPS) via Rural Payments Agency (RPA) 2016 rebate = £1757.

Council Tax Band: G

Parish: Newdigate

Local Authority: Mole Valley

Title numbers: SY154351, SY436765, SY154035 with Absolute Title

Utilities: Mains drainage, water and gas

Vendor Position: No onward chain

Guide Price: £1,750,000 - £2,000,000

Viewings Strictly by appointment

Please verify the acreage through your conveyancer, all measurements are approximate and for guideline purposes only.

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