

CHARLWOOD, SURREY

WATER CONNECTED

**Fields.
Space.
Yours.**

Greenbelt agricultural plots from 100 sq m

Berry Farm, Blanks Lane
Charlwood, Surrey RH5 5ED

AVAILABLE NOW

Grab your patch of green.

Greenbelt agricultural land at Berry Farm, Blanks Lane, Charlwood — available for a variety of uses subject to the necessary consent. Multiple plots available if required, from 100 sq m up to 400 sq m.

100 SQ M

£6,000

200 SQ M

£8,000

300 SQ M

£10,000

400 SQ M

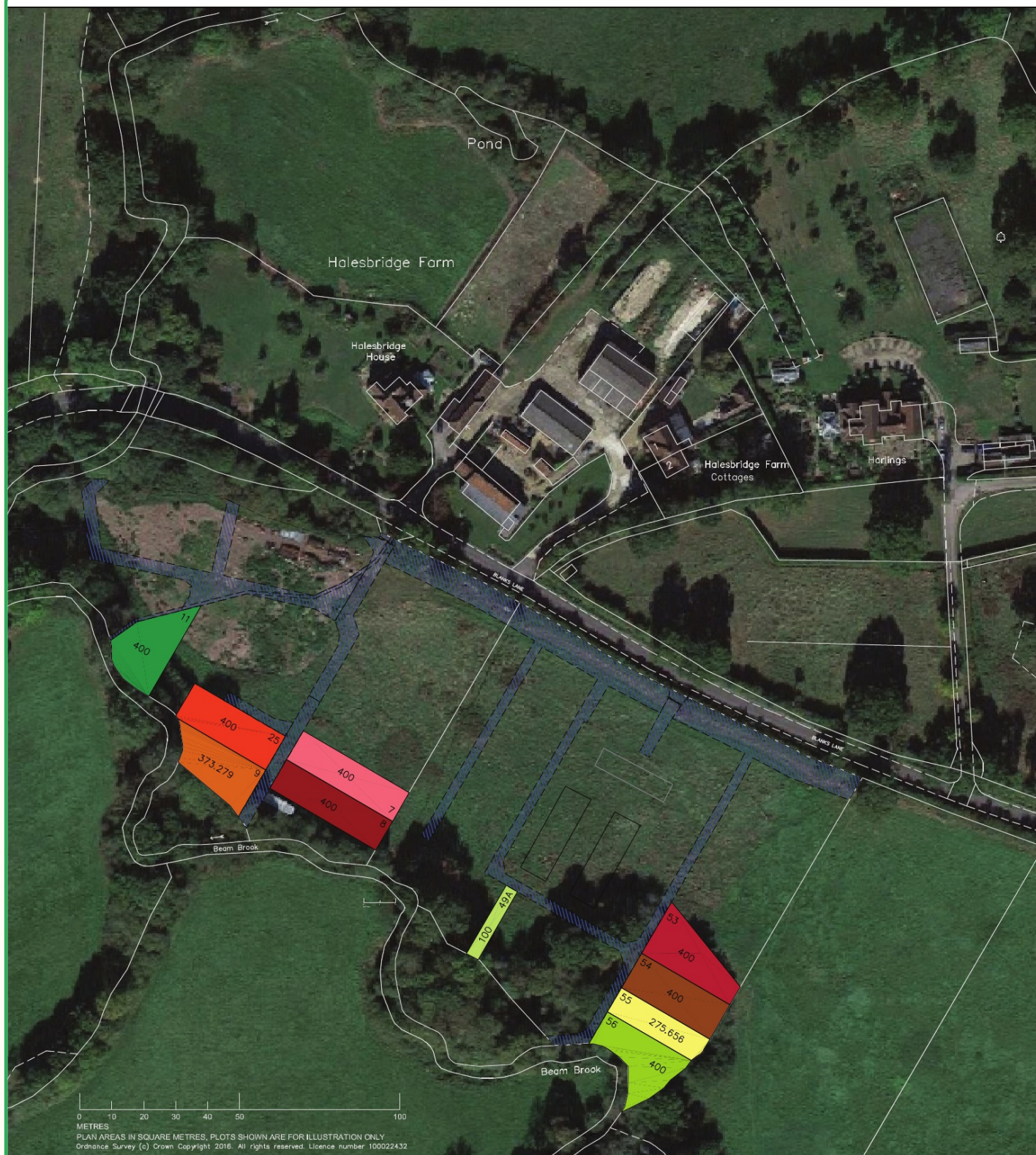
£12,000

✶ **Sweet deal:** this site is already water connected — services in place, ready to make the most of your plot.

☎ 07826 313818 | ✉ info@tributeland.co.uk

www.tributeland.co.uk

SITE PLAN — BLANKS LANE



Berry Farm Site Views



Aerial view — plots & farm setting



Aerial view — access from Blanks Lane



Ground view — track & fenced boundary



Ground view — plot marker post

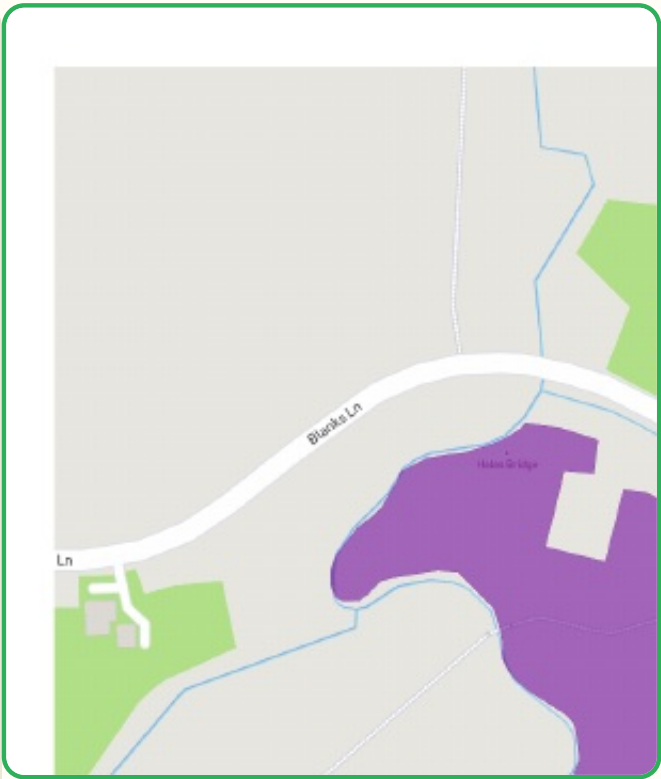
Title Summary

Title number	SY834566
Title class	Absolute freehold title
Estate interest	Estate in land
Area	2.54 acres / 1.03 hectares



Site Considerations

Flood Zone 2	0 metres
Flood Zone 3	0 metres
Greenbelt	0 metres
Public Rights of Way	0 metres
Listed Buildings	28 metres
Ancient Woodlands	462 metres
Local Nature Reserves	1,498 metres
Scheduled Monuments	1,531 metres
SSSI	1,939 metres
Areas of Outstanding Natural Beauty	3,819 metres
Special Areas of Conservation	7,882 metres
National Nature Reserves	15,677 metres
Special Protected Areas	19,724 metres
National Parks	24,729 metres



Boundary & Agriculture

Parish	Newdigate CP	Land classification	Grade 4 – Poor Quality
District	Mole Valley	Land use category	Agricultural areas
County	Surrey	Nitrate / safeguard zone	SgZ drinking water

* **Good to know:** the land sits within a nitrate/drinking-water safeguard zone — worth factoring into any plans for the plot.



Ownership & Planning

Ownership category	Company owned
Title ownership record	1 title record

PLANNING

Current applications	0
Historic applications	0



Nearby Land for Sale

IN THE MOLE VALLEY AREA

Plot 52, Blanks Lane Mole Valley	£40,000	Ridgefield House Mole Valley	£1,999,500
Shellwood Road Mole Valley	£2,250,000	Dormers Mole Valley	£1,600,000
Newdigate Place Mole Valley	£950,000	Glovers Wood Mole Valley	£6,000

[MORE PHOTOS](#)

More Site Photos



Aerial view — full site overview



Aerial view — plot & hardstanding detail



Aerial view — site from Blanks Lane



Aerial view — access track & garden plots

AGENT'S COMMENT

A Note from the Agent

This is an established and versatile parcel at Berry Farm, fronting directly onto Blanks Lane with the benefit of a mains water connection already in place — a genuine head start for anyone looking to bring a plot into use quickly. The land is level, well-fenced in parts, and already has a gravelled hardstanding and track, so access and ground conditions are proven rather than theoretical. Screened by mature hedgerow and woodland along its western boundary, with Beam Brook running close by, it offers a good degree of privacy while remaining only a short walk from Halesbridge Farm and the lane itself. Plots of this size suit a range of uses subject to consent, from grazing and storage to hobby and leisure purposes, and the water connection in particular tends to be the detail that persuades buyers to move quickly.

Charlwood sits in a well-regarded pocket of the Surrey/Sussex border, within the Mole Valley district and close to the Surrey Hills, with the village itself offering a strong sense of rural community alongside easy reach of Gatwick, Horley, and the M23. Newdigate and the surrounding parishes are popular with buyers wanting genuine countryside without sacrificing connectivity, and smallholdings and paddock land in this part of Surrey are consistently sought after. Given the scarcity of small, affordably priced plots with services already connected, we anticipate healthy interest in this site and would recommend early viewing for anyone considering a purchase.

FINDING THE SITE

Directions & Location Pin

LOCATION PIN

51.175605, -0.256027

<https://maps.app.goo.gl/jdYMGwxDZtMTVSPb9>

FINDING IT

The land lies on the south side of Blanks Lane, in the parish of Newdigate within Mole Valley — the lane running between Newdigate village and Charlwood. Halesbridge Farm and its cottages sit opposite, on the north side of the lane, and are the easiest landmark to aim for.

Navigate to the coordinates above rather than to a postcode. Blanks Lane addresses fall under RH5 5ED, which sets you down at the nearest houses rather than at the land itself.

BY ROAD

From the M23 (junction 9) or Gatwick — about 4 miles west, through Charlwood village.

From the A24 at Beare Green — about 3 miles east, through Newdigate village.

Approximate distances — Newdigate 1.6 mi · Charlwood 2.3 mi · Gatwick 3.5 mi · M23 J9 4.0 mi · Dorking 5.1 mi

THE DROPPED PIN ON BLANKS LANE

