



EAST GRINSTEAD • SUSSEX

BERRY FARM, HACKENDEN LANE EAST GRINSTEAD

WOODLAND PLOTS FROM 1,200 m² • FROM £5,000 • TITLE SY399794

Berry Farm, Hackenden Lane
East Grinstead, West Sussex RH19 3DT



AVAILABLE NOW

PRICING & PLOT SIZES

Plots at Berry Farm, Hackenden Lane, on the northern edge of East Grinstead, offered in four sizes. The land is available for a variety of uses subject to the necessary consent, and multiple plots can be combined if required.

1,200 m²

£5,000

£4.17 / m²

1,600 m²

£6,000

£3.75 / m²

2,000 m²

£7,000

£3.50 / m²

2,400 m²

£8,000

£3.33 / m²

Subject to consent: Any use of a plot would require the appropriate planning permission and consents from the local planning authority. No planning permission is implied or warranted by this brochure. Prices are per plot block as shown above.

Tenure	Absolute freehold title
Title number	SY399794
Full registered area	11.03 acres / 4.46 hectares
Land use category	Forest and seminatural areas
Plot sizes marked on plan	Predominantly 400 m² units



07826 313818 info@tributeland.co.uk

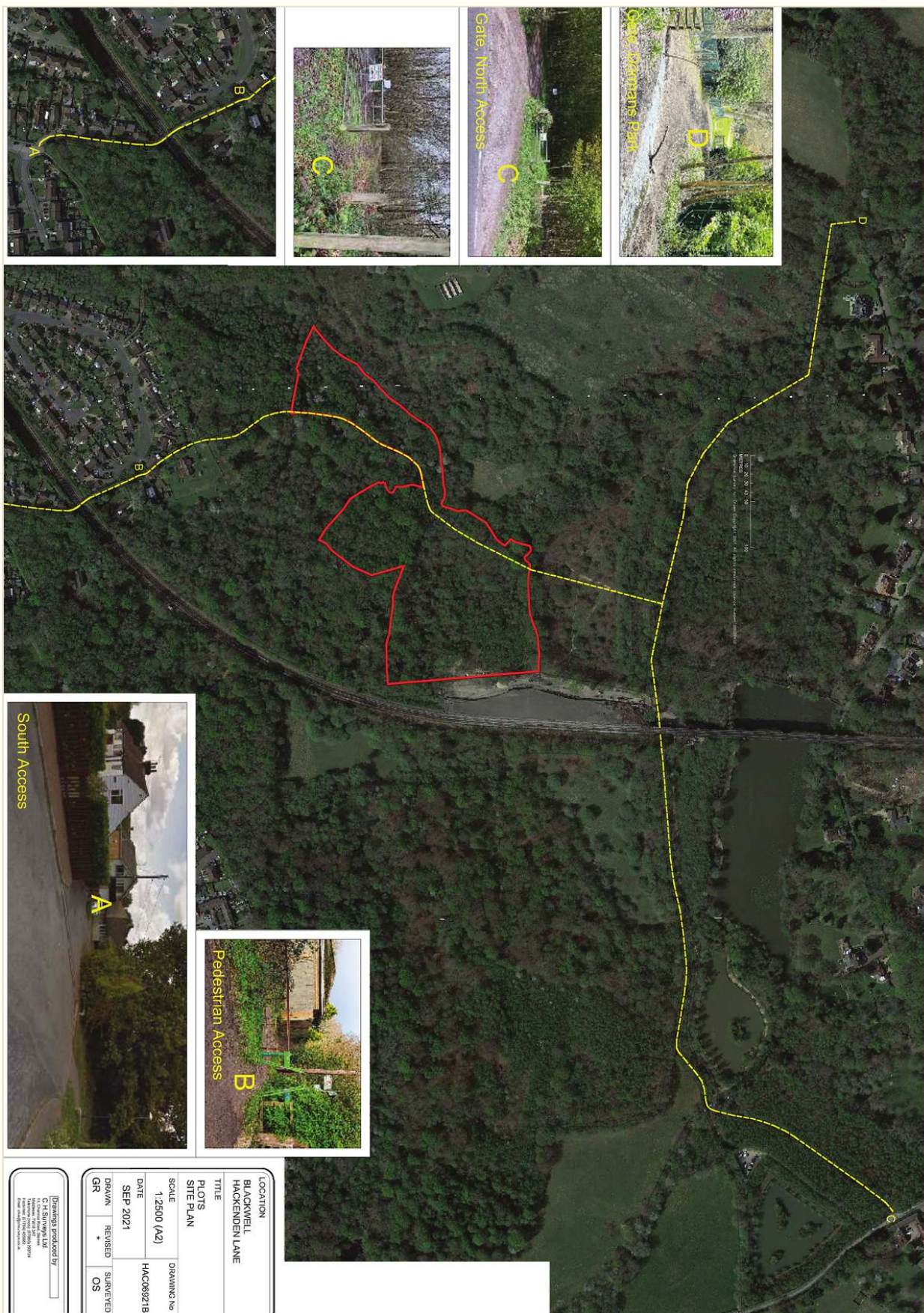
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Plots 19–39, 42–66, 69–76, 79–86 and 102–107 – site plan, 1:1250 (A3), February 2026. Plan areas in square metres; plots shown for illustration only.



Plots site plan, 1:1250 (A3), March 2022 — C. R. Surveys Ltd. Colour key to individual plots shown at right.



Plots site plan, 1:2500 (A2), September 2021. Registered title outlined in red; access points A–D marked in yellow.



TITLE SUMMARY

Title number	SY399794
Title class	Absolute freehold title
Estate interest	Estate in land
Registered area	11.03 acres / 4.46 hectares
Land report created	16/03/2023
Location pin	51.140707, -0.008477
Postcode	RH19 3DT

OWNERSHIP

Ownership category	Company owned
Title ownership record	1 title record
Freeholder	BOURNE END LIMITED
Leaseholder	BOURNE END LIMITED
Registered address	204 Baker Street, Enfield EN1 3JY
Date registered	27/11/2020



Registered title extent shown in red.



SITE CONSIDERATIONS

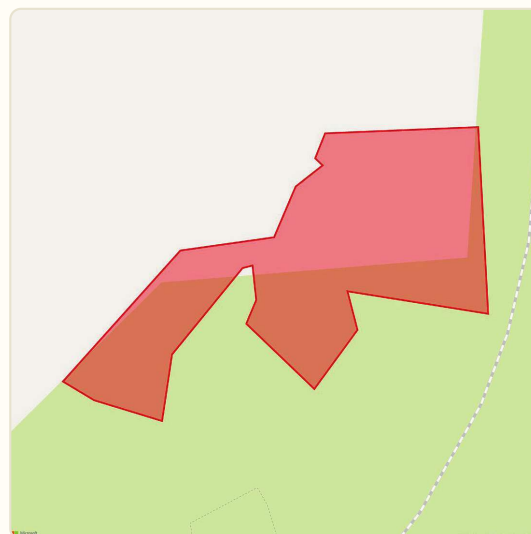
Distances measured from the boundary of the registered title.

WITHIN THIS LAND

Ancient Woodlands	0 metres
Greenbelt	0 metres
Public Rights of Way	0 metres

BETWEEN 50 AND 2,000 METRES

Flood Zone 3	369 metres
Flood Zone 2	371 metres
Listed Buildings	545 metres
AONB	708 metres



Mapped constraint layers over the title extent. Full interactive layers are available on the Addland report.

OVER 2,000 METRES

Sites of Special Scientific Interest (SSSI)	3,004 metres
Scheduled Monuments	3,249 metres
Local Nature Reserves	3,985 metres
Special Areas of Conservation	5,983 metres
Special Protected Areas	5,983 metres
National Nature Reserves	18,167 metres
National Parks	22,443 metres

Designations: The whole of the land sits within Ancient Woodland and Greenbelt and is crossed by a Public Right of Way — all shown as 0 metres above. These designations carry planning restrictions and should be reviewed with the local planning authority before any change of use.





BOUNDARY & AGRICULTURE

Parish	Dormansland CP
District	Tandridge
County	Surrey



AGRICULTURAL

Land classification	Grade 4 – Poor quality
Land use category	Forest and seminatural areas
Nitrate / safeguard zone	SgZ Drinking water (Surface) NVZ Surface



Site marked in red, north of East Grinstead.

Please note: The land report records the parish, district and county as Dormansland CP, Tandridge and Surrey, while the site address and the surveyors' plans place the land at Blackwell, Hackenden Lane, East Grinstead. The report also gives the land use category as forest and seminatural areas rather than agricultural land. Please confirm both against the registered title before exchange.

ACCESS

Four access points are marked on the surveyors' plans: A – south access from Hackenden Lane; B – pedestrian access; C – gate at the north access; and D – gate towards Dormans Park. The internal track serving the plots is shown in blue on the February 2026 site plan.





WOODLAND CHARACTER

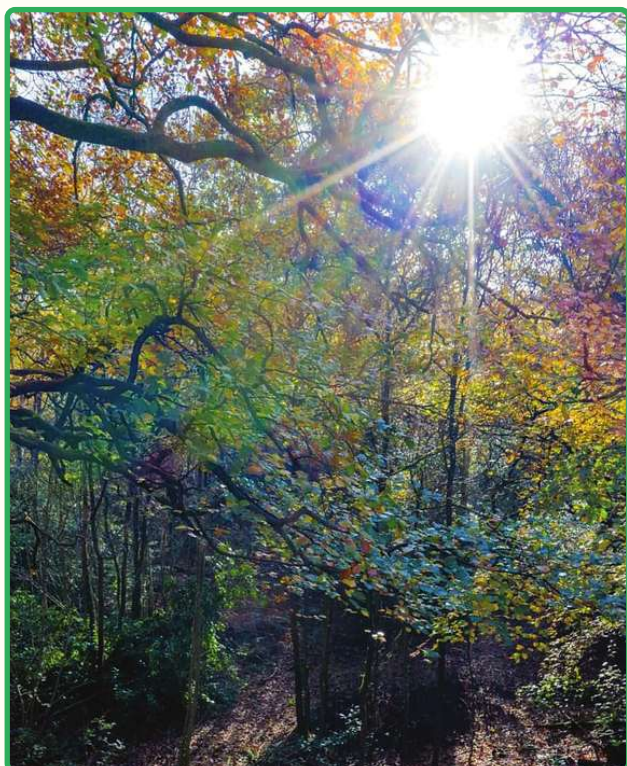
Mature mixed woodland with a rich ground flora — photographed on site.



Native bluebells in spring



Sweet chestnut on the woodland floor



Autumn canopy through the woodland



Common frog in the leaf litter



LOCAL VALUES

Average value area	RH19
Average residential values	£526 per sqft / £5,667 per sqm
Comparable sales shown	6 most recent transactions

COMPARABLE SALES

Brambledown, Felcourt Road, Felcourt, East Grinstead Sold 11/01/2023	£1,255,000
51A Elizabeth Crescent, RH19 3JE Sold 06/01/2023	£315,000
8 Smeeds Close, RH19 3AL Sold 28/12/2022	£320,000
Flat 17, Elizabeth House, 1 Christopher Road, RH19 3BT Sold 21/12/2022	£185,000
Sussex House, London Road, RH19 1HH Sold 21/12/2022	£650,000
4 Hurst Farm Road, RH19 4BJ Sold 20/12/2022	£500,000

Context only: Comparable sales are residential transactions in the RH19 postcode area and are shown to give a sense of local values. They are not a valuation of this land.

NEARBY LAND FOR SALE

Land at Hackenden Lane · Tandridge	£40,000
Hackenden Lane · Tandridge	£5,000
Woodlands · Tandridge	£3,000,000
Land at Sunnyside · Mid Sussex	£225,000
Homestall Wood, Ashurst Wood · Wealden	£10,000,000
Ashurst Wood · Wealden	£3,750,000



PLANNING SNAPSHOT

Current applications

0 applications

Historic applications

1 application

Land report date

16/03/2023

Local planning authority

Per land report: Tandridge

Planning: Planning history is taken from the local planning authority record as at the date of the land report. Any use of a plot should be checked directly with the local planning authority before purchase. Nothing in this brochure implies or warrants planning permission.

PLANS ACCOMPANYING THIS BROCHURE

HAC05226L — current plots, 1:1250 (A3), February 2026. HAC29322 — full plot layout, 1:1250 (A3), March 2022. HAC06921B — title and access, 1:2500 (A2), September 2021. HAC04121 — plots site plan, 1:2500 (A3), December 2020. All drawings by C. R. Surveys Ltd.





GET IN TOUCH

SPEAK TO TRIBUTE LAND

To arrange a viewing at Berry Farm, Hackenden Lane, or to check which plots are currently available, please get in touch. We are happy to send the full title and plan pack on request.

Telephone

07826 313818

Email

info@tributeland.co.uk

Website

www.tributeland.co.uk

Office

204 Baker Street, Enfield EN1 3JY

Location pin

maps.app.goo.gl/2MZJBzXZRpFHcHEa7



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LOCATION & DIRECTIONS

FINDING THE LAND

The dropped pin below locates the land at Berry Farm, Hackenden Lane, on the north-east side of East Grinstead. Scan the code or open the link to bring the pin up in Google Maps.

Address	Berry Farm, Hackenden Lane, East Grinstead
Postcode at the pin	RH19 2DL
Coordinates	51.138295, -0.007274
Google Maps pin	maps.app.goo.gl/2MZJBzXZRpFHcHEa7
Access points	A-D as marked on plan HAC0692IB

GETTING THERE

Hackenden Lane runs north-east off Charlwoods Road, on the industrial side of East Grinstead near Queen Victoria Hospital; the town station is about a mile to the south-west. The south access (A) is off Hackenden Lane itself, with the internal track shown in blue on the February 2026 site plan.



SCAN FOR DIRECTIONS

Open the site in Google Maps

Point your phone camera at the code, or type the link below into your browser.

maps.app.goo.gl/2MZJBzXZRpFHcHEa7



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