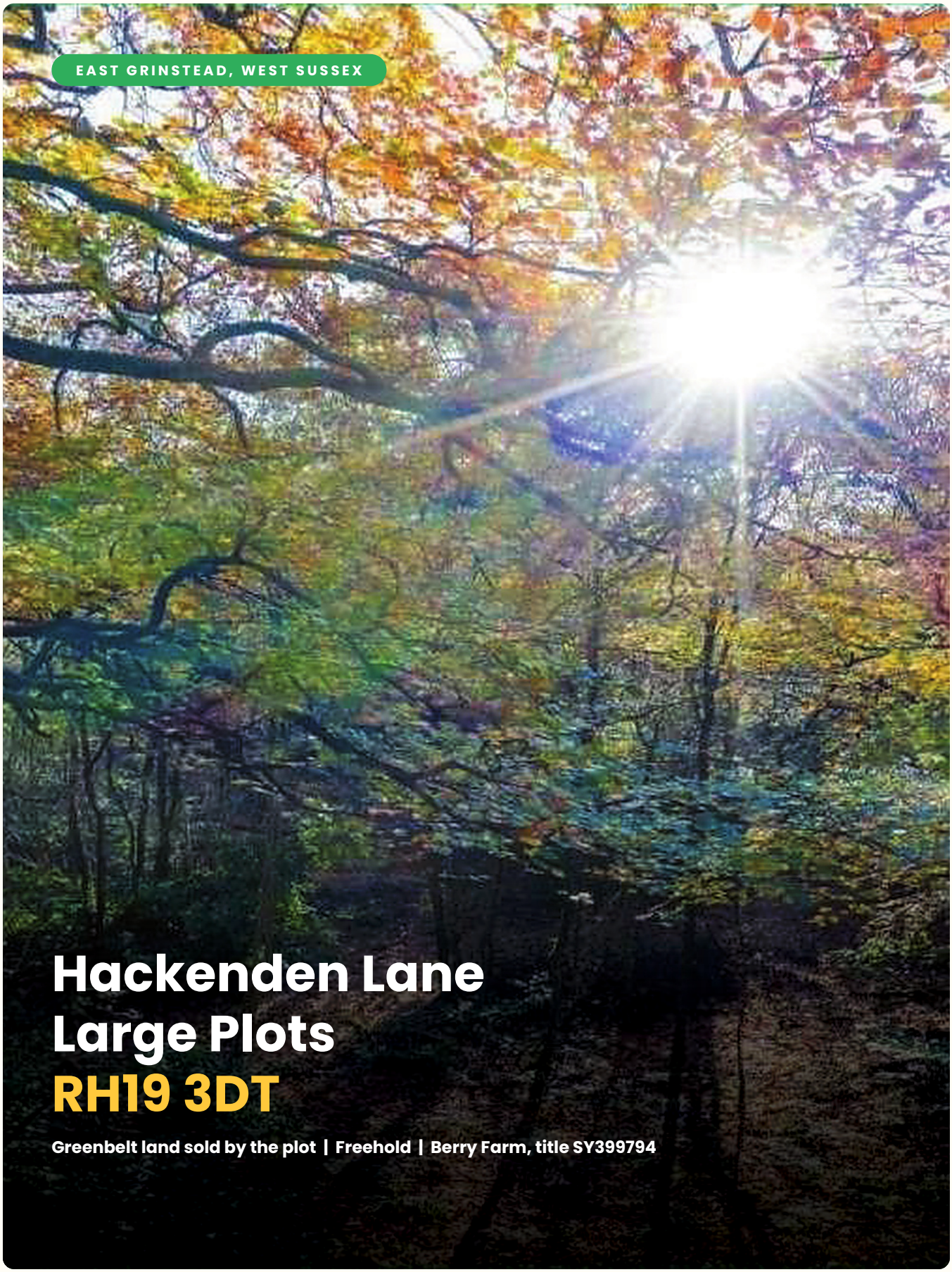


EAST GRINSTEAD, WEST SUSSEX

Hackenden Lane Large Plots RH19 3DT

Greenbelt land sold by the plot | Freehold | Berry Farm, title SY399794

AVAILABLE NOW

Plot prices

The land sits off Hackenden Lane at Blackwell, on the northern edge of East Grinstead. It is sold freehold and is available by the plot, with multiple plots available if required, suitable for a variety of uses subject to consent.

1 PLOT	2 PLOTS	3 PLOTS
£9,000	£18,000	£25,000

AT A GLANCE

Title number	**SY399794**
Title class	**Absolute freehold title**
Estate interest	**Estate in land**
Title area	**4.46 hectares**
Parish / district (as reported)	**Dormansland CP, Tandridge**
Land use category	**Forest and seminatural areas**
Land classification	**Grade 4 - Poor Quality**
Report date	**16 March 2023**

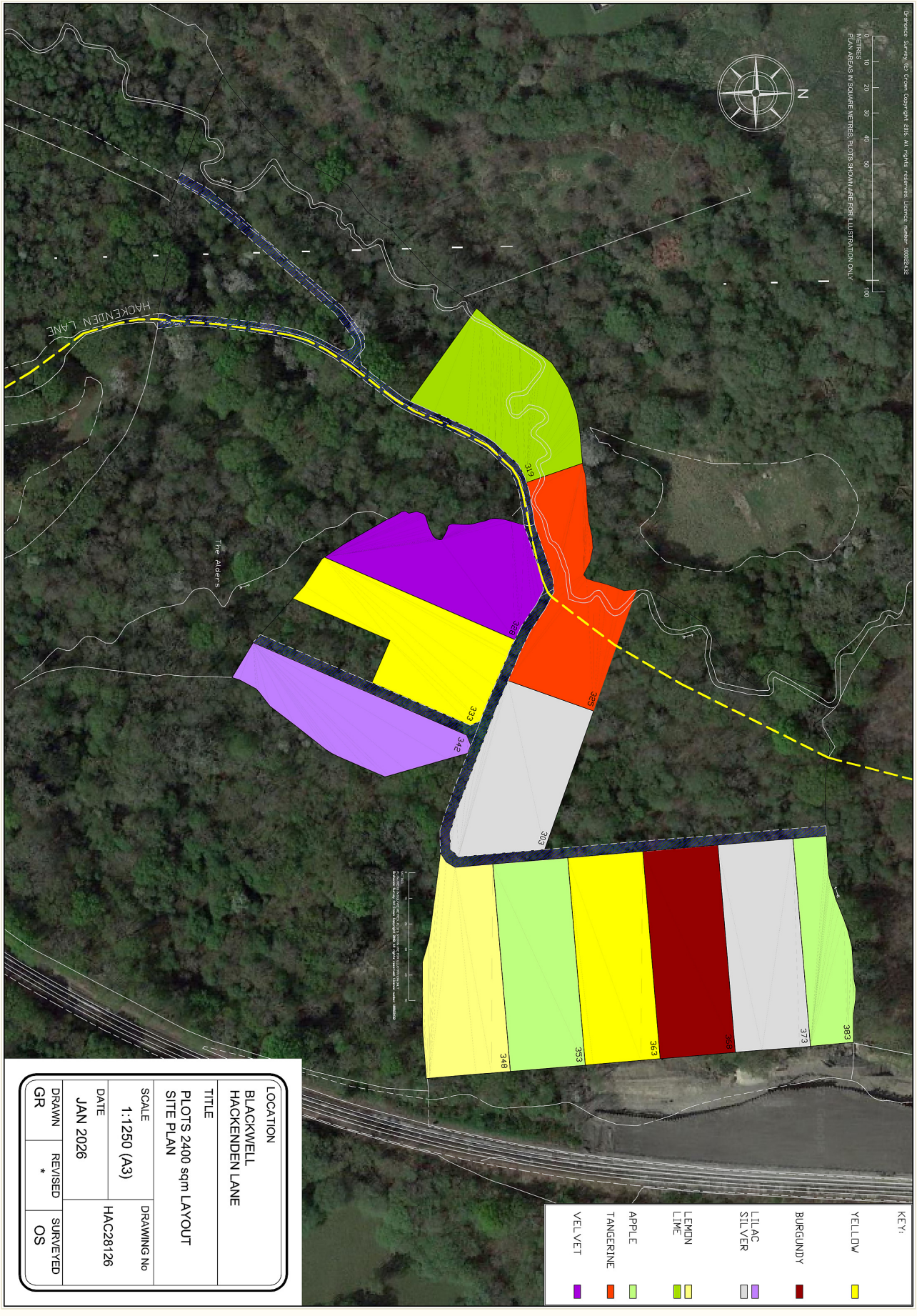
* **Please note:** Three plots at £25,000 works out at £8,333 a plot against the £9,000 single-plot price. The 4.46 hectare figure is the whole Hackenden Lane title; the plots are parcels within it, drawn on the site plans that follow.

Google drop pin: https://goo.gl/maps/2gxG6LuRwHBU5SPU7 • 51.140707, -0.008477

07826 313818 | info@tributeland.co.uk www.tributeland.co.uk

PLOTS SITE PLAN - CURRENT

Drawing HAC28126 | 1:1250 (A3) | January 2026 | Drawn GR



Plot layouts

The January 2026 plan shows twelve plots on a nominal 2,400 m² layout. The November 2024 plan covered the same ground with five further plots, shown here for reference; the January 2026 plan supersedes it.

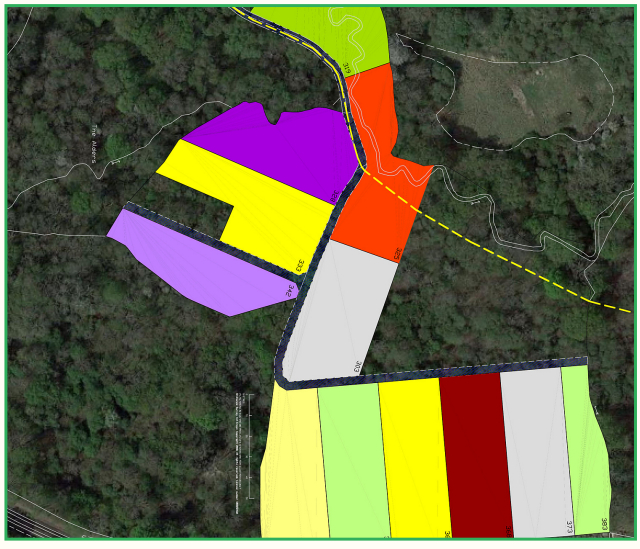
HAC28126 - JANUARY 2026 (12 PLOTS)

Silver	**303**
Lime	**319**
Tangerine	**325**
Velvet	**328**
Yellow	**333**
Lilac	**342**
Lemon	**348**
Apple	**353**
Yellow	**363**
Burgundy	**368**
Silver	**373**
Lime	**383**

HAC05N24 - NOVEMBER 2024 (17 PLOTS)

As above, plus	
Pink	**307**
Silver	**313**
Burgundy	**358**
Orange	**362**
Velvet	**388**

* **Colour key:** Velvet, tangerine, apple, lemon, lime, lilac, silver, burgundy, yellow - and pink and orange on the November 2024 plan.

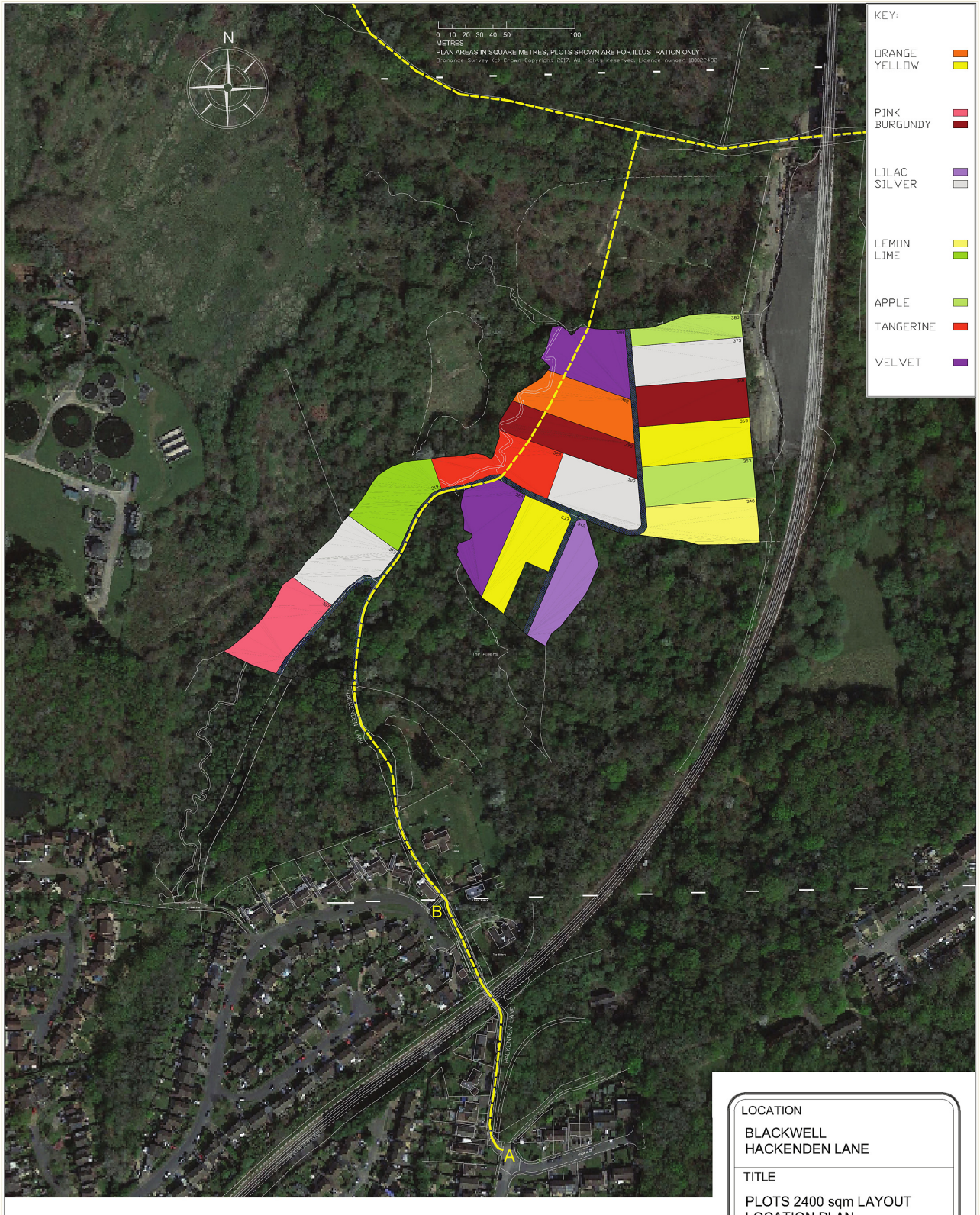


The January 2026 plot block, drawing HAC28126

* **Worth checking:** The plans are titled "plots 2,400 sqm layout". A priced plot is not necessarily the same as a single drawn plot on those plans - worth confirming which drawn plots make up any plot being sold before contracts are drawn.

PLOTS LOCATION PLAN

Drawing HAC10D24 | 1:2500 (A3) | December 2024 | Drawn GR



LOCATION	BLACKWELL HACKENDEN LANE
TITLE	PLOTS 2400 sqm LAYOUT LOCATION PLAN
SCALE	1:2500 (A3)
DRAWING No	HAC10D24
DATE	DEC 2024
DRAWN	GR
REVISED	*
SURVEYED	OS

PLOTS SITE PLAN - EARLIER SCHEME

Drawing HAC05N24 | 1:1250 (A3) | November 2024 | Drawn GR



TITLE & ACCESS PLAN

Drawing HAC06921B | 1:2500 (A2) | September 2021 | Drawn GR



LOCATION		
BLACKWELL HACKENDEN LANE		
TITLE		
PLOTS SITE PLAN		
SCALE 1:2500 (A2)		DRAWING No HAC06921B
DATE SEP 2021		
DRAWN GR	REVISED *	SURVEYED OS

Drawings produced by
C.H.Surveys Ltd.
11, Chandos Road, Staines
Middlesex, TW18 3AT
Telephone (mob): (07860) 293724
Facsimile: (01784) 455883
Email: clive@chsurveys.co.uk

Drawings & access

Four survey drawings accompany the land, all drawn by GR and surveyed by OS. Access points are lettered on the September 2021 title plan.

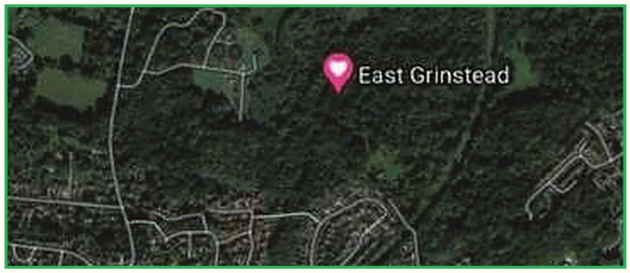
DRAWING REGISTER

HAC28126 - plots site plan (current)	**January 2026 • 1:1250 (A3)**
HAC10D24 - plots location plan	**December 2024 • 1:2500 (A3)**
HAC05N24 - plots site plan	**November 2024 • 1:1250 (A3)**
HAC0692IB - title and access plan	**September 2021 • 1:2500 (A2)**

ACCESS POINTS

A	**South access, off Hackenden Lane**
B	**Pedestrian access**
C	**Gate, north access**
D	**Gate to Dormans Park**

* **Drawing dates:** The site plan is dated January 2026 and the location plan December 2024, so the two do not show the same set of plots. The January 2026 site plan is the one to read as current.



The site at Blackwell, north of East Grinstead



Historic mapping of the holding

Woodland character

The land is broadleaf woodland with an established ground flora.



Bluebells across the woodland floor



Sweet chestnut on the holding



Wood anemone in spring



Frog in the leaf litter

* **Ground flora:** The photographs supplied with the land show bluebells, wood anemone and sweet chestnut on the holding. Ancient woodland is recorded within the title, so tree cover on or beside a plot may be protected.

Land summary

The plots form part of a single freehold title registered at HM Land Registry. The figures below are taken from the land report supplied, created on 16 March 2023.

Title number	**SY399794**
Title class	**Absolute freehold title**
Estate interest	**Estate in land**
Area	**4.46 hectares**
Comments on the report	**Hackenden Lane, East Grinstead**

BOUNDARY

Parish	**Dormansland CP**
District	**Tandridge**
County	**Surrey**

AGRICULTURAL

Land classification	**Grade 4 - Poor Quality**
Land use category	**Forest and seminatural areas**
Nitrate or safeguard zone	**SgZ Drinking water (Surface), NVZ Surface**

* **Boundary:** The report gives the parish, district and county as Dormansland CP, Tandridge and Surrey, while the site itself is at Blackwell, East Grinstead. Worth confirming the administrative area with the local authority before relying on it.

Site considerations

Designations recorded on or near the land. Distances are measured from the edge of the title boundary.

WITHIN THIS LAND

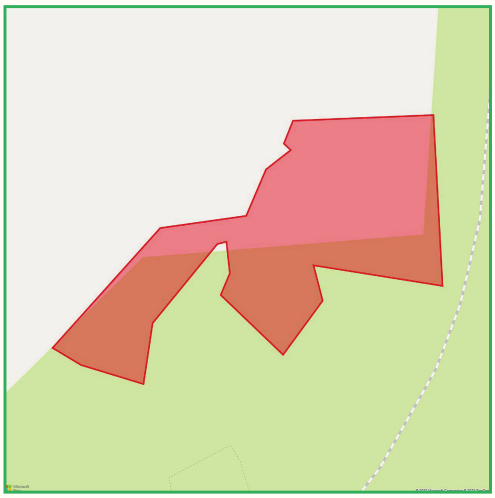
Ancient woodlands	**0 metres**
Greenbelt	**0 metres**
Public rights of way	**0 metres**

BETWEEN 50 AND 2,000 METRES

Flood Zone 3	**369 metres**
Flood Zone 2	**371 metres**
Listed buildings	**545 metres**
Area of Outstanding Natural Beauty	**708 metres**

OVER 2,000 METRES

Sites of Special Scientific Interest	**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**



The title boundary shown in red

* **Worth knowing:** Ancient woodland, Green Belt and public rights of way are all recorded at 0 metres, meaning each is present within the land. Ancient woodland and a right of way both carry planning weight, so check them against any intended use.

Planning & ownership

The report records no current planning applications against the land and one historic application. The title is company owned.

PLANNING

Current applications	**0 applications**
Historic applications	**1 application**

OWNERSHIP

Ownership category	**Company owned**
Title ownership record	**1 title record**
Freeholder	**Bourne End Limited**
Registered address	**204 Baker Street, Enfield EN1 3JY**
Leaseholder	**Bourne End Limited**
Date	**27/11/2020**

* **Applications:** The report gives a count of one historic application but no detail of what it was for. A planning search with the local authority will show the application itself.



The registered title outlined in red

Local values

Residential values give a broad sense of the wider RH19 area. They are not a valuation of this land.

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

COMPARABLE SALES

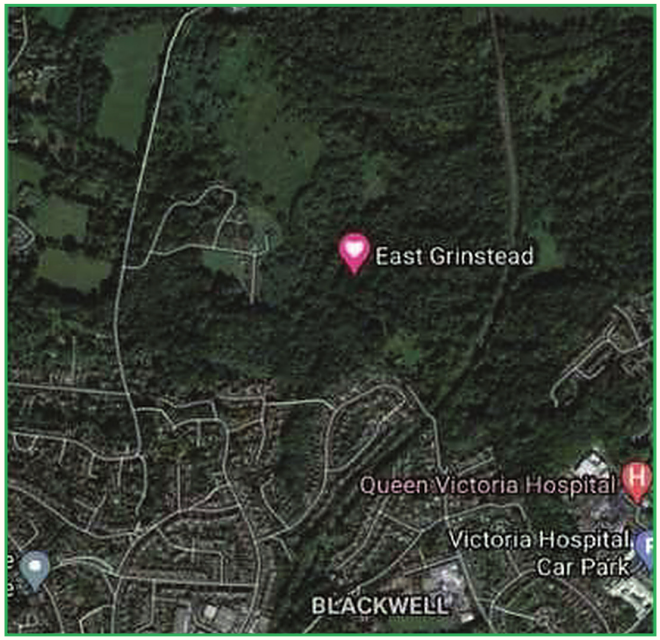
Brambledown Felcourt Road, Felcourt, East Grinstead	**11/01/2023 £1,255,000**
51A Elizabeth Crescent, RH19 3JE	**06/01/2023 £315,000**
8 Smeeds Close, RH19 3AL	**28/12/2022 £320,000**
Flat 17, Elizabeth House, 1 Christopher Road, RH19 3BT	**21/12/2022 £185,000**
Sussex House, London Road, RH19 1HH	**21/12/2022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

NEARBY LAND FOR SALE

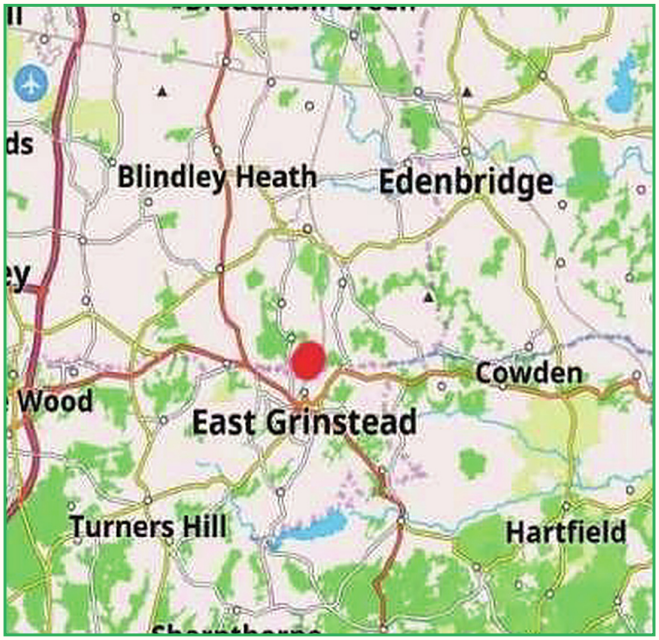
Land at Hackenden L... , Tandridge	**£40,000**
Hackenden Lane, Tandridge	**£5,000**
Woodlands, Tandridge	**£3,000,000**
Land at Sunnyside, Mid Sussex	**£225,000**
Homestall Wood, Ash... , Wealden	**£10,000,000**
Ashurst Wood, Wealden	**£3,750,000**

Location & setting

The land lies off Hackenden Lane at Blackwell, on the northern edge of East Grinstead and a short distance from the Queen Victoria Hospital. Dormans Park, Lingfield and the A22 are all within a short drive, with the High Weald running south of the town.



Blackwell and the land, from the north



East Grinstead in the wider area

Address	**Berry Farm, Hackenden Lane, East Grinstead RH19 3DT**
Coordinates	**51.140707, -0.008477**
Google drop pin	**goo.gl/maps/2gxG6LuRwHBU5SPU7**


The woodland canopy from the air


Access points lettered A to D on the title plan

Get in touch

To arrange a viewing at Hackenden Lane, or to ask anything about a particular plot, the title or the buying process, please get in touch. Viewings are by arrangement.

Telephone	**07826 313818**
Email	**info@tributeland.co.uk**
Website	**www.tributeland.co.uk**
Site address	**Hackenden Lane, East Grinstead RH19 3DT**
Title number	**SY399794**
Current drawing	**HAC28126 - site plan, January 2026**

* **Important:** All measurements, distances and designations in this brochure are taken from the land report, title information and site plans supplied and are given as a guide only. Plot areas shown on the plans are for illustration only. Any use of the land is subject to the necessary consents. Prospective buyers should take independent legal advice before committing to a purchase.

LAND WITH A BRIGHT FUTURE

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