



SOUTHLANDS NURSERY  
HARE LANE | BLINDLEY HEATH | SURREY | RH7 6JB  
OFFERS IN THE REGION OF £2,250,000



**Lambert  
& Foster**



## SOUTHLANDS NURSERY, HARE LANE, BLINDLEY HEATH, SURREY RH7 6JB

Former Nursery with planning permission for 7 exclusive detached homes in a private rural location each with garages and set within a mature accessible site in an area of Green Belt.

M25 JUNCTION 6 6.3 MILES | GODSTONE MAINLINE RAILWAY STATION 3.5 MILES | GATWICK INTERNATIONAL AIRPORT 11.8 MILES



### PLANNING

Planning permission was granted by Tandridge District Council on 9<sup>th</sup> February 2017, (Reference TA/2016/1684) for “Demolition of existing horticultural glasshouses and 3 residential dwellings. A Certificate of Lawfulness (Reference TA/2023/743 was granted confirming a material operation has occurred and application reference TA/2016/1684 for the Erection of 7 detached dwellings and garages” has lawfully commenced.

CIL - Enquiries should be made to Tandridge District Council to obtain the CIL position.

### LOCATION

Southlands Nursery is located off Hare Lane, less than a mile from the A22. The nearby village of Lingfield has an historic high street lined with shops, cafes, and restaurants. The surrounding countryside offers opportunities for outdoor activities and exploration. There are several nature reserves and parks nearby, such as Lingfield Nature Reserve and Godstone Vineyard, where visitors can enjoy walks, picnics, and the wildlife. For racing and golf enthusiasts these are both available at nearby Lingfield Park.

There are a number of well-regarded state and private schools in the immediate area.





## TRANSPORT

Godstone Station is the nearest station at 1.8 miles with services to Tonbridge and Redhill as well as some direct services to London Victoria. (66 mins).

The A22 that runs through the village provides an easy link South to the Open Spaces of the Ashdown Forest, as well as the A264/M23 and Gatwick Airport and Junction 6 of the M25 at South Godstone.

## DESCRIPTION

The Property of Southlands Nurseries is situated in Hare Lane in the Blindley Heath near Lingfield, located in the Tandridge district of Surrey. Located within the green belt, generally rectangular in shape and measuring approximately 4.93 acres (1.99 hectares), the property has historically been used as a commercial farm that served as a nursery for a variety of plants and flowers. The site is no longer in commercial use. Although now generally overgrown, large sections of the greenhouse glass and supporting structures remain intact. A lake is located at the rear of the site. In addition to the existing commercial structures and buildings, there are three residential dwellings (Certificate of Lawfulness for an existing use Reference TA/2012/492 and TA/2015/740), all of which are set for demolition to allow for the future residential redevelopment of the site.

The existing buildings on site measure approximately 11,141 sqm and the proposed development measures approximately 1,250 sqm.

## NOTES

The Site is made up of three separate Land Registry Titles  
SY557068 – measuring 0.32 acres (0.13 hectares)  
SY273287 – measuring 3.61 acres (1.46 hectares)  
SY478724 – measuring 0.96 acres (0.39 hectares)

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity, water and private drainage.

**Local authority:** Tandridge District Council

## VIEWING

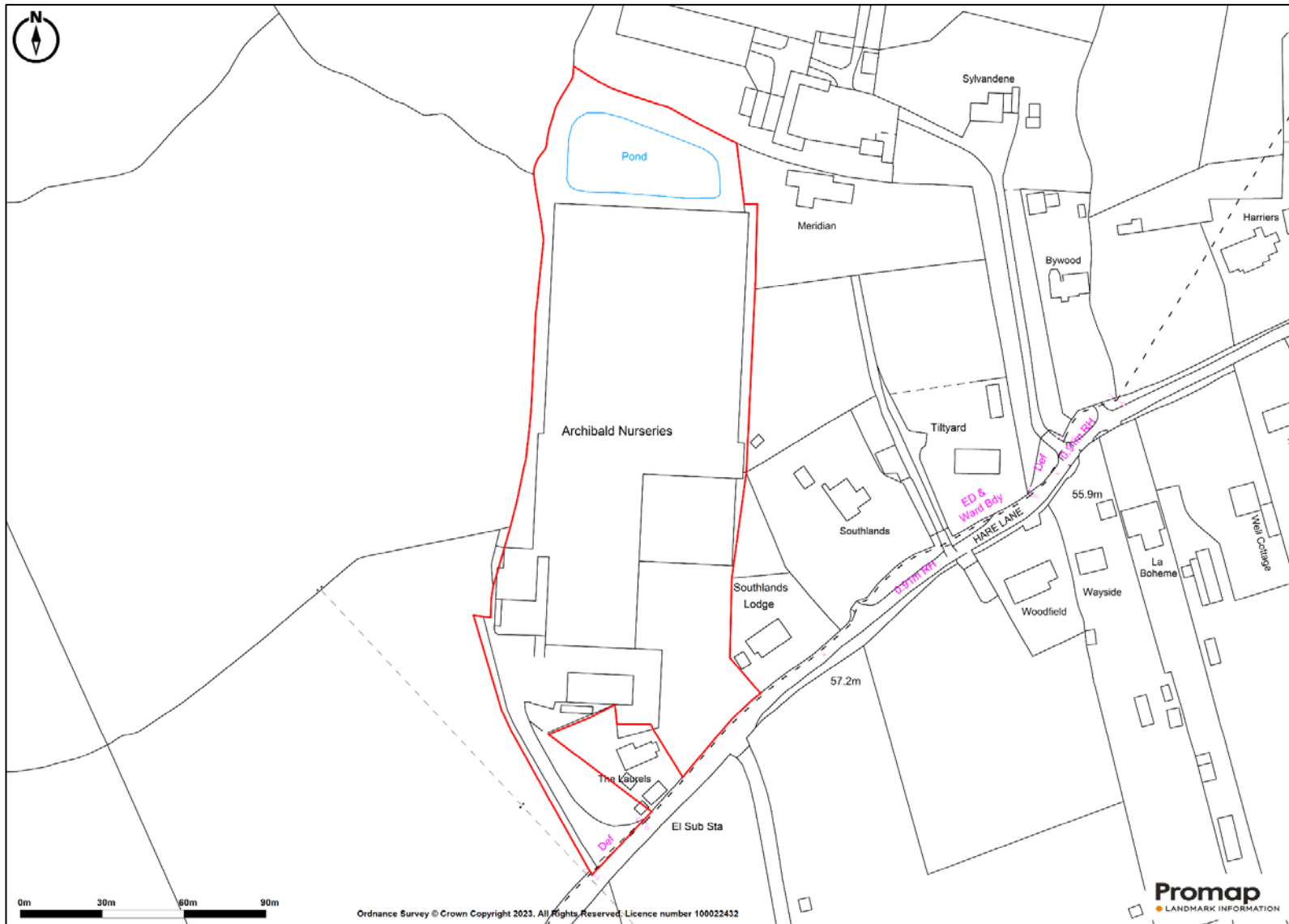
Strictly by appointment with the agents.

Paddock Office: 01892 832325 option 3.

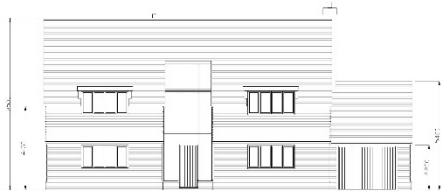
Tim Duncan [tim.duncan@lambertandfoster.co.uk](mailto:tim.duncan@lambertandfoster.co.uk)

Antonia Mattinson [antonia.mattinson@lambertandfoster.co.uk](mailto:antonia.mattinson@lambertandfoster.co.uk)

# SITE PLAN

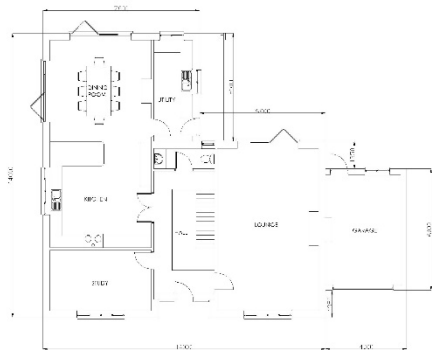


For illustrative purposes only

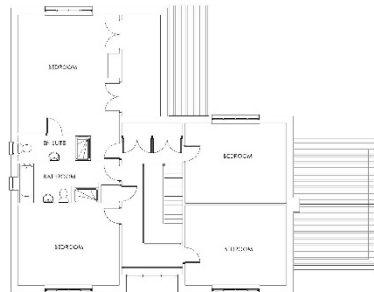


### PROPOSED HOUSE TYPE 3

FRONT ELEVATION



GROUND FLOOR PLAN

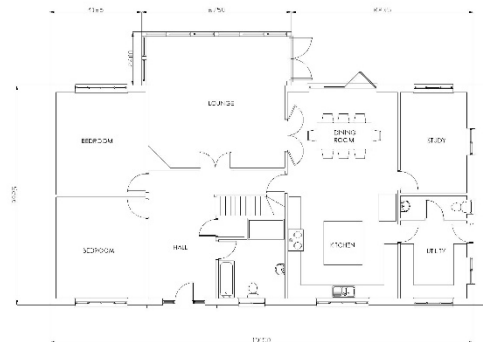


FIRST FLOOR PLAN

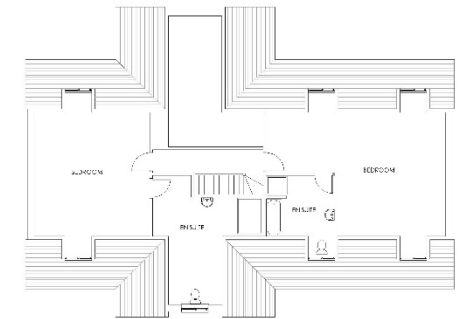


### PROPOSED HOUSE TYPE 4

FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**Agents Note:** The drawings in our brochure are by kind permission of the architect, Andrew Younger.

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Cranbrook, Kent  
TN17 3DN

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Hillhurst Farm, Stone St,  
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Helix House, High Street,  
Wadhurst, East Sussex  
TN5 6AA