



**TRIDDLES FARM, PLOUGH ROAD
HORLEY, SURREY, RH6 9JN**

Price £2,500,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Mixed use investment / development property in the Surrey Countryside comprising

- Main farm house (2,437 Sq ft), currently let as an HMO producing £28,000 per annum
Three reception rooms, kitchen / dining room and cloakroom to ground floor with five double bedrooms, three en-suites, one family bathroom and separate W/C to first floor, Set in 1 acre plot of established gardens with patio, seating areas and a very large pond with surrounding orchard
- Cottage (1374 sq ft) currently occupied by family, three double bedrooms, two bathrooms, dual aspect split level kitchen, living room and utility room., this property was renovated in the last 4 years and works carried out to allow timber frame second story at later date creating a 5 bed 4 bath dwelling, Sits within a 0,14acre plot including garden
- Ancillary cottage (1080 Sq ft) currently used by family for the last 4.5 years with two bedrooms, two bathrooms, open plan kitchen living room semi vaulted ceiling and utility room, Built approximately 5 years ago
- Three commercial units with B2 & B8 use, equestrian facility with stables & paddock, storage facility for caravans and shipping containers all let separately generating a combined income of around £52,000 per annum
- Large area of open space also zoned as B8 with foundations from a previous building that burnt down in the 90s, the foundations are 250m2 and building volume was 750m3 this subject to pp could be changed to three more housing units.
- There are two further fields with established tall trees on the boundary offering privacy from neighbouring industrial.
- Fibre broad band on site with speeds up to 300mbps



LOCATION

The Farm is situated in the village of Smallfield which boasts a good range of local amenities including Co-op, local butcher, greengrocers, doctors' surgery, primary school, post office and chemist.

Horley town centre and railway station providing services to London and the South Coast is within 3 miles

There are frequent bus services that run to Redhill, Horley and Crawley. For more extensive shopping, Crawley and Reigate town centres are approximately 14 minutes drive away.

Gatwick Airport - 4.1 miles

M23 - 5.2 miles

M25 - 13.5 miles





PLANNING

• Planning granted on 14th May 2021 for demolition of current commercial units and stable block and erection of two new 4 bedroom houses with parking and landscaping, please see Tandridge District Council - Application Details ref 2021/347

• The above application is CIL exempt

• Scope to enhance for larger industrial / residential scheme STP

TERMS

We are instructed to seek unconditional offers only for the Freehold

Guide Price £2,500,000

VAT

TBC

LEGALS

Each party are responsible for their own legal expenses

SERVICES

We are informed by the client that the below services are in place.

- 3 Phase 200 Amp supply electricity
- Mains Gas
- Mains Water
- Sceptic Tank

VIEWING

Contact sole agents

Christopher St James

020 8545 0591

Triddles Farm, Smallfield, Horley, RH6 9SD

Approximate Gross Internal Area
 Main House = 226.4 sq m / 2437 sq ft
 Ancillary = 100.3 sq m / 1080 sq ft
 Annexe = 127.7 sq m / 1374 sq ft
 Outbuildings = 576.2 sq m / 6202 sq ft
 Total = 1030.6 sq m / 11093 sq ft



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design Photography

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This floor plan should be used as a general outline for guidance only.

All Measurements are approximate and for illustration purposes only as defined by the RICS code of Measuring Practice © 2022.

