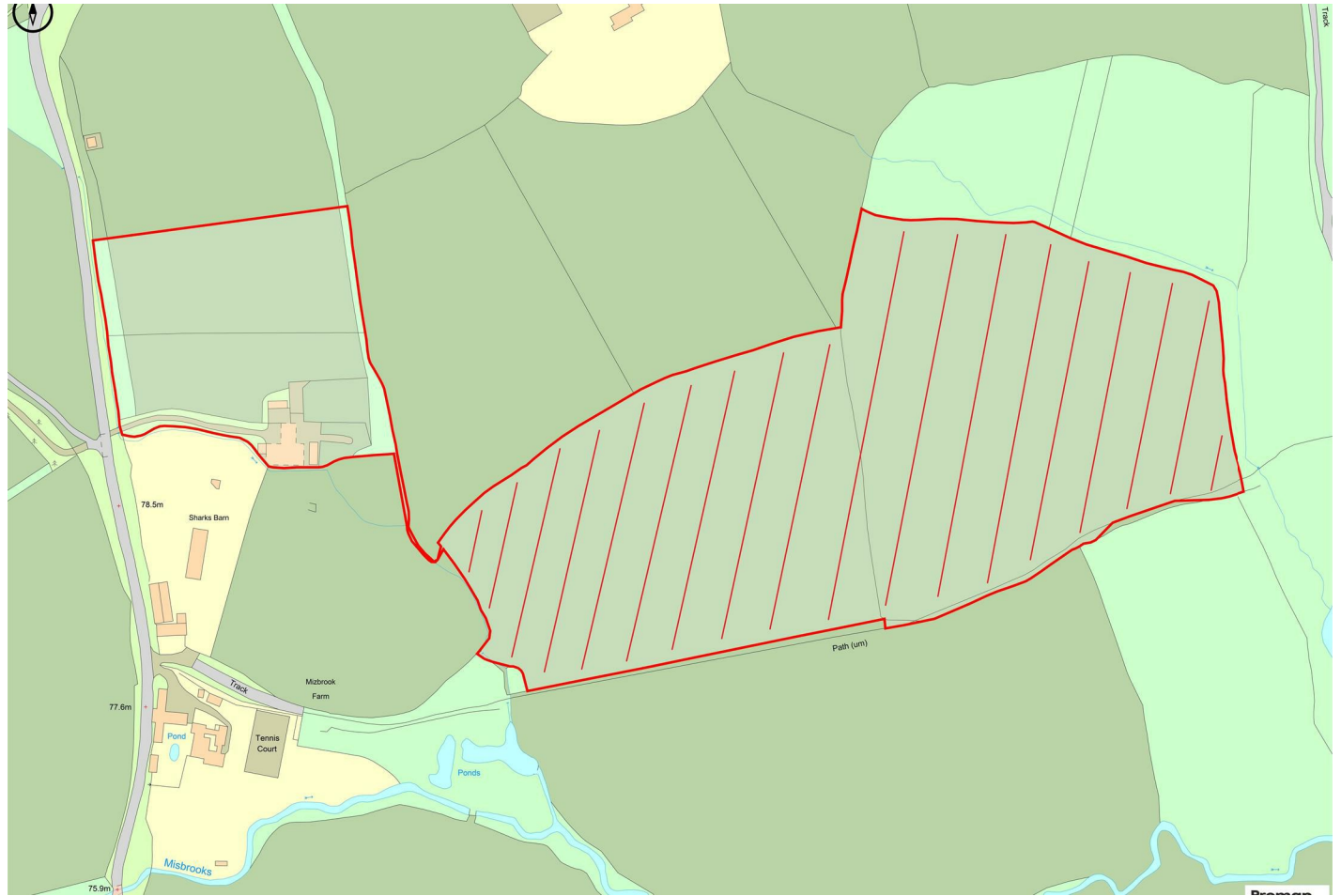




Misbrooks Green Farm Misbrooks Green Road, Capel, Dorking,  
Surrey. RH5 5HL

Price Guide £750,000





- LAND WITH PLANNING AGREED IN PRINCIPLE
- PLOT APPROACHING 3.7 ACRES
- PLANNING REF MO/2023/0600
- RARE OPPORTUNITY
- NO ONWARD CHAIN
- TWO FURTHER FIELDS AVAILABLE BY SEPARATE NEGOTIATION
- OUTSKIRTS OF CAPEL VILLAGE
- IDEAL EQUESTRIAN POTENTIAL
- FANTASTIC VIEWS
- BY APPOINTMENT ONLY



## Description

A rare opportunity to acquire a plot approaching 3.7 acres, set in a semi-rural location within the greenbelt that has recently received permission in principle to build a new residential dwelling. The site is located on the eastern side of Misbrooks Green Road and is accessed via a track of approximately 80 meters.

A condition of the planning is to demolish existing stables, hay barns and storage sheds and replace with one dwelling. Further details can be found on the Mole Valley planning Ref: MO/2023/0600

Misbrooks Green Farm provides a unique opportunity for self-builders and or those with equestrian/agricultural interests as two further adjoining fields (Red Striped Land on Map) totalling approx. 13.5 acres are available by separate negotiation which would create a wonderful small holding. These additional fields have the benefit of separate access in terms of a right of way.

N.B the specific details, size and design of the dwelling will be decided and agreed at phase two of the planning application with supporting technical reports (some of which have been completed) which will be pursued by the new owner following completion.

## Situation

Located between the villages of Capel and Newdigate where various amenities can be found including a village shop/post office, alongside the village school, church, doctors' surgery, three public houses, a village playing field and a thriving cricket club, bowls and football club.

The property is also situated between the larger towns of Dorking and Horsham that both offer a well-regarded selection of national and local shops which includes Waitrose and Marks and Spencer.

Dorking has a great selection of schools with St. Paul's and Powell Corderoy, (Dorking's oldest school) amongst the choices of primary and secondary and sixth form education The Ashcombe and The Priory.

The area offers some of the finest walking, riding and cycling countryside. The Surrey hills are all close at hand.

Nearby Ockley & Holmwood train stations provides regular services to London Victoria. Dorking has trains stations for services to London Waterloo and Victoria, South to Horsham and the south coast as well as direct links to Gatwick Airport & Reading.

Tenure	Freehold
Council Tax Band	N/A
Services	Electricity & Water





Ground Floor  
GIA 143 SQM

## Proposed Floorplan



First Floor  
GIA 98 SQM

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