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PALACE AUCTIONS

LONDON

LOT TBC

Land off Beech Farm Road

WARLINGHAM · SURREY CR6 9QL

Approximately 5.7 acres of freehold pastureland with direct road access, for grazing, equestrian or amenity use

GUIDE PRICE*

£120,000

*Plus buyer's premium of 2%. See Important Notices.

AUCTION

Wednesday 28 October 2026

Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE LAND

Open pasture on the North Downs

Approximately 5.7 acres of freehold pastureland off Beech Farm Road, with direct access from the road and vacant possession on completion.

c.5.7	Freehold	Direct	14 miles	£120k
ACRES (APPROX.)	VACANT POSSESSION	ROAD ACCESS	TO CENTRAL LONDON	GUIDE PRICE

The land

The lot forms part of a larger open field on the North Downs, with wide countryside views. It is in the Metropolitan Green Belt, which protects its rural character, and suits grazing and equestrian use, smallholding or growing, nature conservation, or a private countryside retreat.

Warlingham has an established equestrian community, with livery and equestrian centres nearby and a network of local bridleways.

Planning

There is no planning permission for any development. Any new buildings, including stables or field shelters, and any change of use would need permission from Tandridge District Council, where Green Belt policy strictly limits development. Buyers should not assume permission will be granted.

LOCATION

Warlingham, Surrey

On the edge of Warlingham, about 14 miles from central London, close to the North Downs and the Surrey Hills.

CONNECTIONS

M25

Junction 6 (Godstone) for London and Gatwick.

Rail

Upper Warlingham: trains to Victoria and London Bridge.

Villages

Warlingham, Oxted and Westerham.

Riding

Local bridleways and equestrian centres.

Buyers should check distances and journey times for themselves.

THE SITE

Plan and photographs



Site plan. The lot is edged red, with direct access from Beech Farm Road.



The field



Open pasture on the North Downs

The lot forms part of a larger open field; photographs may show land outside the lot. Plans are for identification only and not to scale. Buyers must rely on the title plan in the legal pack.

SALE DETAILS

Buying this lot

AT A GLANCE

Lot TBC

ADDRESS	Land off Beech Farm Road, Warlingham, Surrey CR6 9QL
PROPERTY	Open pastureland for amenity, grazing or equestrian use
SITE AREA	Approximately 5.7 acres
ACCESS	Direct from Beech Farm Road
GUIDE PRICE	£120,000*
AUCTION	Wednesday 28 October 2026
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange

LEGAL & FEES

Before you bid

TENURE	Freehold
POSSESSION	Vacant possession on completion
DESIGNATION	Metropolitan Green Belt
PLANNING	None. No development should be assumed.
LOCAL AUTHORITY	Tandridge District Council
BUYER'S PREMIUM	2% of the purchase price, payable on exchange
CONTRACT DOCUMENTS	£850 plus VAT, payable on exchange
VIEWING	From Beech Farm Road at any reasonable time, at your own risk

How to bid

- 1 Register** with Palace Auctions before the sale, for bidding in the room, online, by telephone or by proxy.
- 2 Complete ID and anti-money-laundering checks.** You must be approved before you can bid, and bidder security is needed when you register.
- 3 Read the legal pack,** the Special Conditions and any addendum, and take advice from a solicitor and a planning adviser, including on access.
- 4 Arrange your funds** so you can pay the 10% deposit and fees on exchange and complete on the date in the contract.
- 5 Bid.** If yours is the winning bid, contracts exchange straight away and the sale is legally binding.

IMPORTANT NOTICES

Please read before bidding

Guide price and reserve. A guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is the seller's minimum acceptable price at auction and is confidential between the seller and the auctioneer. The reserve will normally be within the guide range or no more than 10% above a single-figure guide. Both may change up to the day of the auction.

Green Belt and planning. The land is in the Metropolitan Green Belt and has no planning permission. These particulars do not suggest that planning permission will be granted for any development, including stables or field shelters. Buyers must make their own enquiries of Tandridge District Council and take independent planning advice.

Boundaries. The lot forms part of a larger open field and its boundaries may not be marked on the ground. The site area is approximate. Buyers must rely on the title plan in the legal pack.

Possession and viewing. The land is sold with vacant possession on completion. It may be viewed from Beech Farm Road at any reasonable time, entirely at the visitor's own risk.

Fees and additional costs. Besides the purchase price, the buyer must pay a buyer's premium of 2% of the purchase price and a contract documents charge of £850 plus VAT on exchange. Buyers should also budget for Stamp Duty Land Tax, their own legal fees and any finance costs.

Particulars and AML. These particulars are a general guide only and do not form part of any offer or contract. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions and any addendum. Palace Auctions must check the identity and source of funds of every bidder under the Money Laundering Regulations 2017.

Authority. Nobody employed by Palace Auctions has authority to make or give any representation or warranty about this property.

Why buy at Claridge's. Palace Auctions holds its traditional sales at Claridge's in Mayfair, one of London's most celebrated addresses. The auction is a transparent, competitive process in which the winning bid gives you an immediate, binding exchange of contracts.

Offers before auction. The seller may consider acceptable offers before the auction day. Any sale agreed early will also be under auction contract terms. Please contact the auctioneer to discuss.

VIEWINGS • LEGAL PACK • OFFERS

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