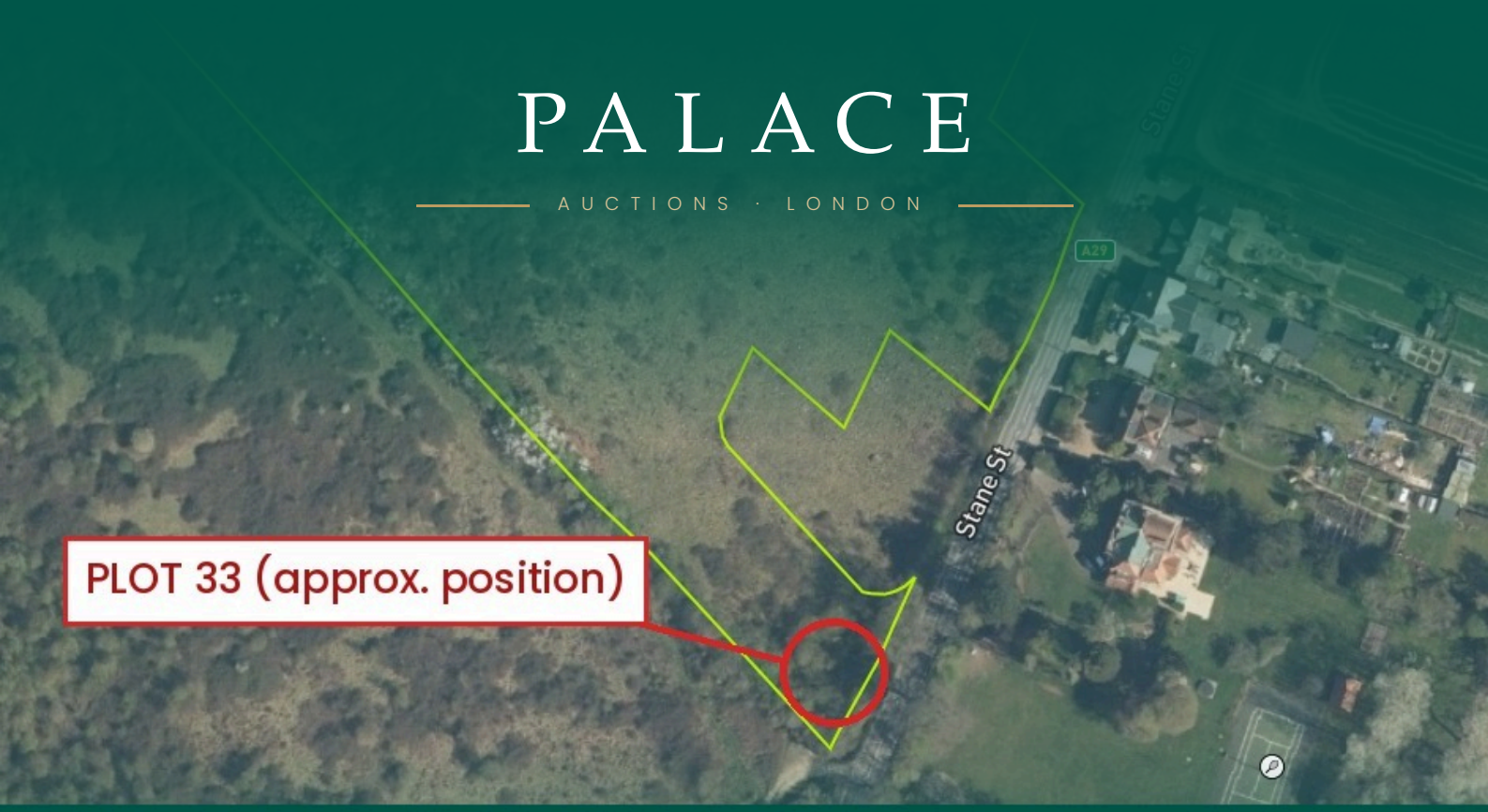
PALACE

AUCTIONS · LONDON



LOT 28

Plot 33, Land West of Stane Street

NORTH-WEST OF POUNDGATE · OCKLEY · DORKING · SURREY RH5 5LU

GUIDE PRICE
£15,000+

FOR SALE BY AUCTION
Wednesday 28 October 2026, 1:00pm
Claridge's, Brook Street, Mayfair

Freehold	c. 4,590 sq ft	Vacant
TENURE	426 SQ M · 0.11 ACRES	POSSESSION ON COMPLETION

Wider site outlined; Plot 33 position approximate · what3words ///nuzzling.pints.stencil

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A freehold parcel of land of approximately 4,590 sq ft (0.11 acres) on the west side of Stane Street (A29), north-west of Poundgate in the Surrey village of Ockley, between Dorking and Horsham. Offered with vacant possession and a guide price of £15,000+.

Plot 33 forms part of a larger site in a rural Mole Valley setting within the Metropolitan Green Belt, on the edge of the Surrey Hills and close to Leith Hill. It has no buildings, and no mains services are known to be connected. The land is sold without planning permission and may suit amenity or leisure use or long-term land holding, subject to any necessary consents.

Key Features

- Freehold parcel of land
- Vacant possession on completion
- West of Stane Street (A29), north-west of Poundgate, RH5 5LU
- Rural village setting near Leith Hill and the Surrey Hills
- Ockley station about 1.6 miles; Dorking about 6.7 miles
- Approx. 4,590 sq ft (426 sq m / 0.11 acres), subject to survey
- No buildings and no known mains services
- what3words ///nuzzling.pints.stencil
- Metropolitan Green Belt; no planning permission
- Unconditional contract: 10% deposit, completion 28 days

The Land

The land extends to approximately 4,590 sq ft (426 sq m / 0.11 acres), subject to measured survey, and is vacant with no buildings.

Plot 33 is one of a number of plots into which a larger site has been divided, as shown on the layout plan, and lies at the southern corner of that site beside Stane Street. It forms part of title number SY796476. The boundaries are shown on the plan in the legal pack. Images and plans are for identification only. Buyers should check the title plan for the extent of the plot, along with any restrictive covenants and overage provisions.

Access

Before bidding, buyers should check the legal pack to confirm the route and extent of any rights of way to the plot, whether those rights cover vehicles as well as pedestrians, and any obligation to contribute to construction or maintenance.

Buyers should not assume that any roadway or strip shown on the layout plan, including the area shaded green, exists or that rights over it are granted, unless the legal pack confirms this.

At a Glance

Lot	28
Guide price	£15,000+
Tenure	Freehold (part of title SY796476)
Possession	Vacant possession on completion
Site area	Approx. 4,590 sq ft / 426 sq m / 0.11 acres
Position	West of Stane Street, north-west of Poundgate, RH5 5LU
what3words	///nuzzling.pints.stencil
Planning	None; Metropolitan Green Belt
Services	None known to be connected
Income	None (vacant land)
Local authority	Mole Valley District Council

Location

Ockley is a sought-after village in the Mole Valley district of Surrey, between Dorking and Horsham and close to the West Sussex border. It is known for Ockley Green and its cricket club, founded around 1852. Leith Hill, the second-highest point in South East England, is close by, and the wider Surrey Hills offer extensive walking and riding.

Stane Street, the Roman road from London to Chichester, now runs through the village as the A29. Ockley station is about 1.6 miles away. Horsham is about 5.6 miles away, Dorking about 6.7 miles away, and Gatwick Airport is within easy reach.

Viewing

The land is an open site and can be viewed from Stane Street during daylight hours. Viewers go at their own risk, and neither Palace Auctions nor the seller accepts liability for injury or loss. Stane Street is a main road, so please park safely and considerately.

Auction Information

Wednesday 28 October 2026 at 1:00pm
Claridge's, Brook Street, Mayfair, London W1K 4HR

Bidding in the room, by telephone, by proxy and online. Registration is required before the auction.

The lot is sold under an unconditional auction contract. Contracts exchange on the fall of the hammer, when the buyer pays a 10% deposit. Completion takes place 28 days after the auction. The legal pack is available from Palace Auctions and should be reviewed with a solicitor before bidding.

Planning

The land is offered without planning permission for any use or development and lies within the Metropolitan Green Belt, where strict planning controls apply. The seller gives no assurance that permission would be granted. The local planning authority is Mole Valley District Council and the highway authority is Surrey County Council. Buyers should make their own enquiries before bidding.

Buyer's Costs

CHARGE	INC. VAT
Buyer's premium: 2% of the purchase price, minimum £2,000 + VAT	£2,400
Contract documents charge: £850 + VAT	£1,020
Total at the guide price	**£3,420**

Payable on the fall of the hammer together with the 10% deposit. The minimum premium applies to prices up to £100,000. Buyers also pay their own legal fees, searches, Stamp Duty Land Tax and Land Registry fees. Any VAT on the purchase price will be confirmed in the legal pack.

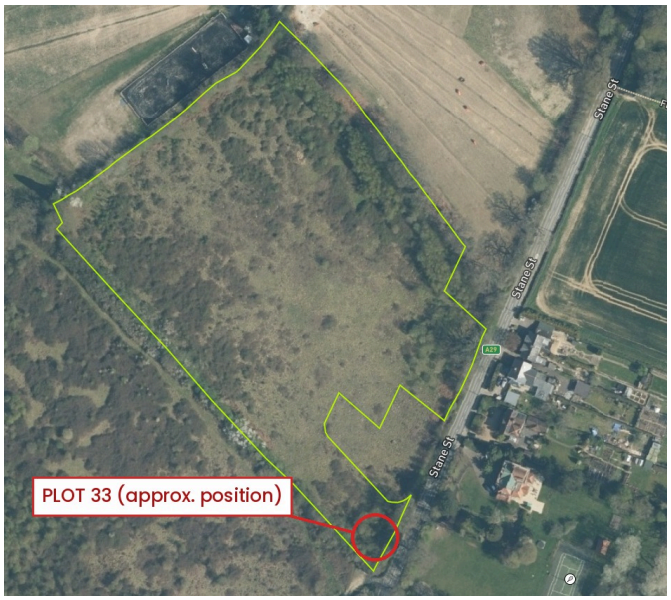
Guide & Reserve Prices

The **guide price** indicates the seller's minimum expectation at auction. The **reserve price** is the confidential minimum the seller will accept. It is not fixed when the guide is published, but is normally within 10% of a single-figure guide and will not exceed it by more than 10%. The guide price excludes buyer's costs, VAT on the sale price, SDLT and other taxes. Guide prices may change up to the day of the auction, and lots may be sold or withdrawn before the auction.

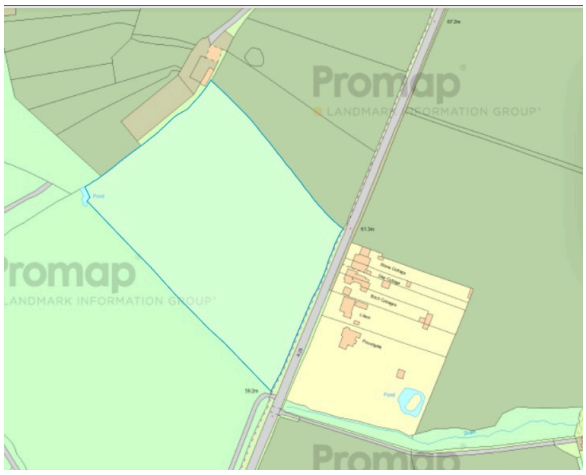
Plans



Layout plan. The wider site and its numbered plots. Plot 33 is at the corner beside the A29 (Stane Street), bottom left as shown.



Aerial view. The wider site outlined, with the approximate position of Plot 33 circled.



Ordnance Survey extract. The wider site outlined west of Stane Street (A29), with Poundgate to the south-east.

All plans and images are for identification only, are not to scale as reproduced and do not define boundaries. Refer to the title plan in the legal pack.

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LOT 28 · PLOT 33, LAND WEST OF STANE STREET, OCKLEY, DORKING RH5 5LU

For further information, the legal pack or to register to bid, please contact the team

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