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PALACE AUCTIONS

LONDON

LOT 94

Parcel 34, Stane Street

OPPOSITE LILACS · STANE STREET · OCKLEY · DORKING · RH5 5LU

A freehold parcel of about 4,590 sq ft in the rural Surrey village of Ockley, close to Leith Hill and the Surrey Hills, between Dorking and Horsham

GUIDE PRICE*

£10,000+

*Plus buyer's premium. See Important Notices.

AUCTION

Wednesday
28 October 2026

1.00pm · Unless sold prior

VENUE

Claridge's

Brook Street, Mayfair, London W1K 4HR

THE LAND

Freehold land in Ockley, Surrey

Parcel 34 lies on the western side of Stane Street, opposite Lilacs, within a larger site forming registered title SY796476 near Dorking.



4,590	426	0.11	Freehold	Vacant
SQ FT (APPROX.)	SQ M (APPROX.)	ACRES	TENURE	POSSESSION

Description

Palace Auctions is instructed to sell Parcel 34, a freehold parcel of land on the western side of Stane Street in the village of Ockley, near Dorking, opposite the property known as Lilacs. It extends to approximately 4,590 sq ft (426 sq m or 0.11 acres), subject to measured survey, and is offered with vacant possession on completion.

The parcel forms part of registered title SY796476, a larger site of rough grassland, scrub and trees that has been laid out as 41 plots. Parcel 34 lies in the southern part of the site, close to the Stane Street frontage.

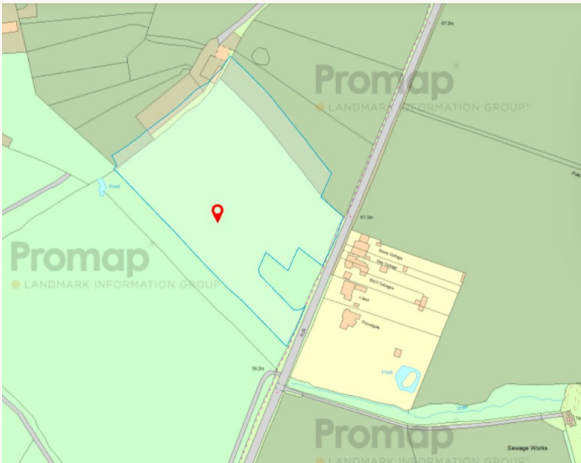
The land is in the Metropolitan Green Belt and has no planning permission. It may appeal to buyers looking for amenity or leisure land in a sought-after part of Surrey, and to investors holding land for the longer term, subject to any necessary consents.

KEY FEATURES

- ◆ Freehold land of about 4,590 sq ft (426 sq m) STMS
- ◆ Vacant possession on completion
- ◆ Opposite Lilacs, Stane Street, Ockley RH5 5LU
- ◆ Part of registered title SY796476
- ◆ One of 41 plots across the wider site
- ◆ Close to Leith Hill and the Surrey Hills
- ◆ Green Belt; no planning permission
- ◆ Unconditional contract, completion 28 days

PLAN & LOCATION

The site and its setting



TITLE SY796476 • OUTLINED IN BLUE



LAYOUT PLAN • PARCEL 34 SHADED • NOT TO SCALE

The land

Parcel 34 lies in the southern part of a larger site of rough grassland, scrub and trees on the western side of Stane Street, opposite Lilacs, and forms part of title SY796476. Its boundaries are shown on the plan in the legal pack and may not be marked on the ground. Plans and images are for identification only.

Access. The layout shows a strip, shaded green, running into the site from Stane Street (A29). Buyers must check from the legal pack the rights of way granted to Parcel 34, their route, whether they cover vehicles, who owns and maintains the access land, and any obligation to contribute to its upkeep.

Services. There are no buildings on the land and no mains services are known to be connected.

Trees. The site is partly wooded. Buyers should check with Mole Valley District Council whether any trees are protected.

Planning

There is no planning permission for any use or development. The land lies in the Metropolitan Green Belt, where national policy strictly controls new building and changes of use. Any change would need permission from Mole Valley District Council. The 41-plot layout shows how the site has been divided for sale and is not an approved scheme. Palace Auctions gives no assurance that permission would be granted.

Nearby schools

1. **Scott-Broadwood CoFE Infant School**, Capel and Ockley (ages 4–7).
2. **The Weald CoFE Primary School**, Beare Green (ages 7–11). Rated Good by Ofsted.
3. **The Ashcombe School**, Dorking, a secondary school with a sixth form. Buyers should check current Ofsted ratings.

LOCATION

Ockley, Surrey

Ockley is a rural village in the Mole Valley district of Surrey, between Dorking and Horsham, set along Stane Street, the old Roman road from London to Chichester.

RAIL	Ockley station about 1.6 miles
HORSHAM	About 5.6 miles
DORKING	About 6.7 miles
ROAD	A29 Stane Street; Gatwick Airport within easy reach
OUTDOORS	Leith Hill and the Surrey Hills close by

SALE DETAILS

Buying this lot

AT A GLANCE

Lot 94

ADDRESS	Parcel 34, land opposite Lilacs, Stane Street, Ockley, Dorking RH5 5LU
PROPERTY	Freehold land, about 4,590 sq ft STMS; part of title SY796476
GUIDE PRICE	£10,000+*
INCOME	None. Vacant land, not let.
AUCTION	Wednesday 28 October 2026 at 1.00pm
VENUE	Claridge's, Brook Street, Mayfair, London W1K 4HR
METHOD	In the room, online, by telephone or by proxy. Unless sold prior.
CONTRACT	Unconditional. Exchange on the fall of the hammer.
DEPOSIT	10% of the purchase price, payable on exchange
COMPLETION	28 days after the auction

LEGAL, SERVICES & FEES

Before you bid

TENURE	Freehold
LOCAL AUTHORITY	Mole Valley District Council (planning); Surrey County Council (highways)
PLANNING	None. Metropolitan Green Belt.
ACCESS	Rights of way from Stane Street to be checked in the legal pack
SERVICES	None known to be connected
SITE AREA	About 4,590 sq ft (426 sq m / 0.11 acres) STMS
VAT	To be confirmed in the legal pack
BUYER'S PREMIUM	2% of the purchase price, minimum £2,000 + VAT
CONTRACT DOCS	£850 + VAT
VIEWINGS	From Stane Street, opposite Lilacs, in daylight, 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.
- 3

Read the legal pack, the Special Conditions and any addendum, and take advice from a solicitor.
- 4

Arrange your funds so you can pay the 10% deposit and fees on exchange and complete on the contract date.
- 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. It 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.

Fees and additional costs. Besides the purchase price, the buyer must pay the buyer's premium and the contract documents charge on exchange. At the guide price these total £3,420 including VAT. The Special Conditions may also require the buyer to pay other costs, such as the seller's searches. Buyers should also budget for any Stamp Duty Land Tax, Land Registry fees, their own legal fees and any finance costs.

Green Belt and access. The parcel has no planning permission and lies in the Metropolitan Green Belt. Any future use or development of the parcel or the wider 41-plot site is uncertain and would need permission from Mole Valley District Council. Buyers must check rights of access in the legal pack, and whether any trees are protected.

Particulars. These particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements and other details are given in good faith and are believed to be correct, but buyers must not rely on them as statements of fact and should satisfy themselves by inspection or otherwise.

Legal documents. Buyers are deemed to have read the legal pack, the Common Auction Conditions, the Special Conditions of Sale and any addendum, and to have made all enquiries before bidding.

Anti-money-laundering. Palace Auctions must check the identity of every bidder and the source of their funds 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.

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

Palace Auctions London

AUCTIONS AT CLARIDGE'S, MAYFAIR

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SENIOR NEGOTIATOR
07843 656447*Particulars last updated: Thursday 8 October 2026*