



Horrington Farmhouse and Stables, Vale Road, Claygate, Esher, Surrey





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A rare opportunity to acquire an attractive period farmhouse in need of refurbishment, a range of traditional buildings suitable for equestrian or other uses and 3.52 acres of pasture land, situated in a semi-rural location on the outskirts of the village of Claygate.

Horrington Farmhouse and stables are offered for sale as a whole or in separate lots, as detailed below and on the plan.

Lot 1

Horrington Farmhouse is a detached five bedroom property extending to approximately 241 square metres (2,602 square feet), which has not been occupied for some years and now requires refurbishment or redevelopment.

The Farmhouse is a period building of rendered elevations under a tiled roof and is approached from Vale Road via a farm track shown yellow on the attached plan.

To the south of the house is a range of open fronted storage buildings of timber and corrugated metal construction. To the rear is an area of former garden planted with mature trees and shrubs, which adjoins open farmland. The farmhouse and garden total 1.08 acres, comprising both the former garden and a range of buildings.

Lot 2

A range of stables and farm buildings as follows:

Range of stabling of brick elevations under a slate roof subdivided into loose boxes with timber stable doors, measuring a total area of approximately 250 square metres (2,710 square feet).

A further range of stabling constructed of brick elevations under a slate roof with additional lean-to covered yard area of timber construction, with a total area of approximately 373 square metres (4,016 square feet).

Timber framed pole barn with timber clad elevations under a slate roof, with a total area of approximately 230 square metres (2,465 square feet).

Open fronted six bay dutch barn of steel framed construction with corrugated roof having additional timber and corrugated lean-to open fronted stores adjoining with a total area of approximately 690 square metres (7,430 square feet).

Clear span modern barn of concrete framed construction with corrugated fibre cement and timber cladding and double height access doors with a total area of approximately 390 square metres (4,190 square feet).

Lot 3

A single parcel of pasture land extending to 3.52 acres and accessed via the stables. It is intended that this land will only be sold in conjunction with Lot 2.

General Information

Overage Provision

The Vendors will impose an uplift/clawback covenant on the purchaser of Lots 2 and 3 – to the effect that 25% of the uplift in value resulting from the grant of any planning consent for a residential or commercial development on any part of Lots 2 and 3, excepting equestrian use, for a period of 50 years from completion, to bind successors in title.



Rights of Way, Easements & Wayleaves

The property is offered for sale subject to and with the benefit of any wayleaves, easements, private and public rights of way. In particular, it should be noted that a right of way will be granted on the track coloured yellow, the ownership of which will be retained.

Planning

The land is offered subject to any development plans, Tree Preservation Orders, Ancient Orders, public rights of way, town planning schedules or resolutions which may come into force. The purchaser will be deemed to have full knowledge of these and must be satisfied as to the effect of such matters related to the property.

Timber and Mineral Rights

The timber and mineral rights are included insofar as they are owned.

Local Authority

Elmbridge Borough Council

Access

The property can be accessed from Vale Road.

Method of Sale

The land is offered for sale by private treaty as a whole or in individual lots as illustrated.

Tenure

The property is sold freehold with vacant possession upon completion.

Directions

From Claygate village high street, proceed to Church Road and at the fork, bear right onto Vale Road. At the end of Vale Road proceed through a metal gate, past Horringdon Farm Cottages and Horringdon Farmhouse and stables will be found at the end of the track.

Viewing

Viewing strictly by appointment with the agents.

Contact Details

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 T 01732 879050 F 01732 879051
 E maidstone@smithsgore.co.uk
 W www.smithsgore.co.uk

Joint Sole Agents

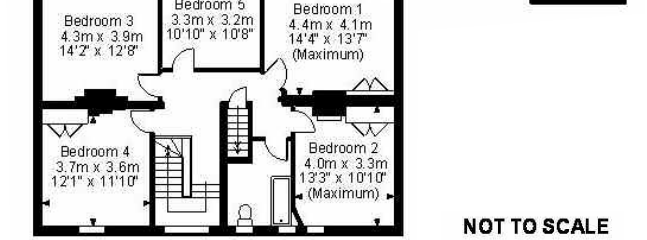
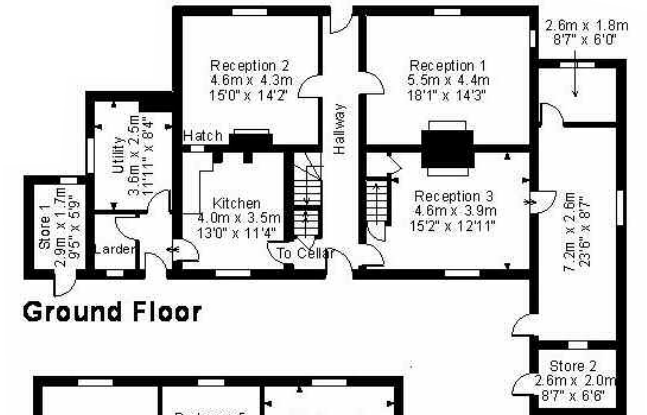
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 E oxshott@trenchardarlidge.co.uk
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Date of Information

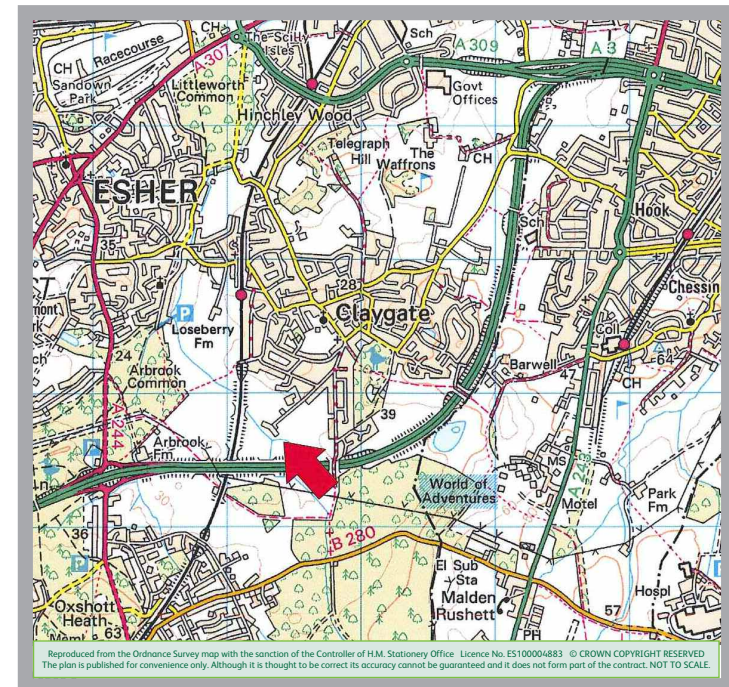
Particulars prepared May 2010
 Photographs taken March 2010

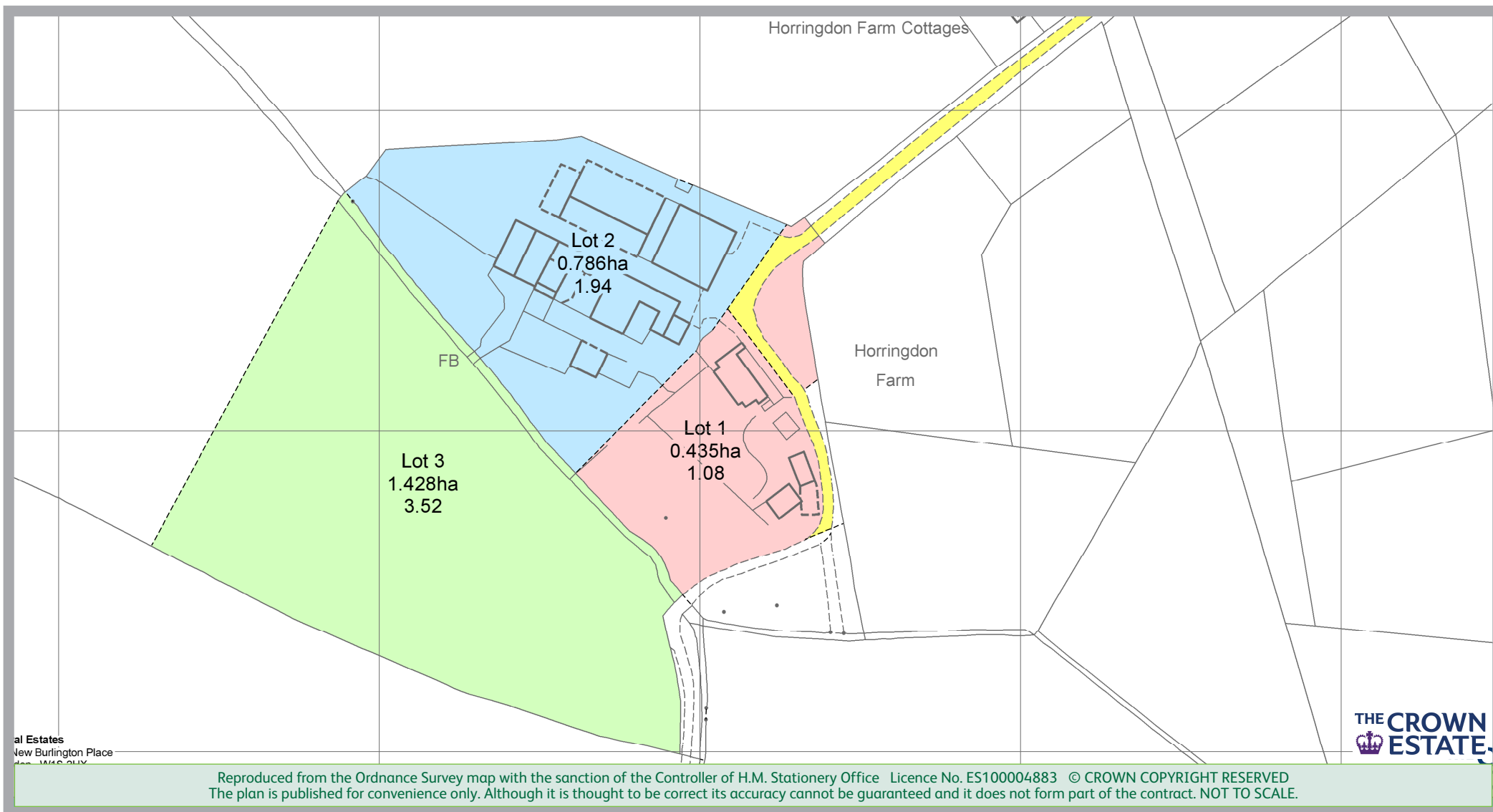
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G	1	20
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G	1	9
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Ground Floor
 First Floor
 NOT TO SCALE





Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement; (viii) please note that if you make an acceptable offer for this property we will have to confirm your identity, as required by the Money Laundering Regulations 2007

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