



BARNEY

ESTATES & AUCTIONEERS

LAND AT HONEYPOT LANE

LIMPSFIELD, SURREY TN8 6QH



GUIDE PRICE FROM: £25,000

0208 432 7330

WWW.BARNEYESTATES.CO.UK

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UNIT 16, BALTIMORE HOUSE, JUNIPER DRIVE, LONDON, SW18 1TS



Barney Estates are delighted to bring to the market land in Limpsfield, Surrey, TN8 6QH.

- Parcels range from approximately 0.35-1.3 acres
- Accessed directly from the road via a 5-bar gate off Honeypot Lane
- Flat grassland
- The land falls within the Greenbelt

Oxted and Edenbridge are the closest towns to the property, offering a variety of shopping options and amenities. They also have train stations that provide direct access to London Victoria and London Bridge. The M25 junction is conveniently located approximately 6 miles away, offering easy access to Gatwick and Heathrow airports, as well as the Channel ports via the M20. The area boasts an excellent selection of schools within close proximity to the house. These include Hazelwood Prep School in Oxted, Ardingly School near Haywards Heath, and Lingfield College.



Pre-auction sales are invited

The land is sold on an unconditional basis, purchasers considering alternative uses or even development are deemed to rely upon their own enquiries.

This sale includes overage restrictions

Full information is within the title and legal pack or please call the auctioneer to discuss further. Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation.

Plot A (approx. 1.3 acres)

Guided at £200,000

Plots B-I (0.13 – 0.35 acres)

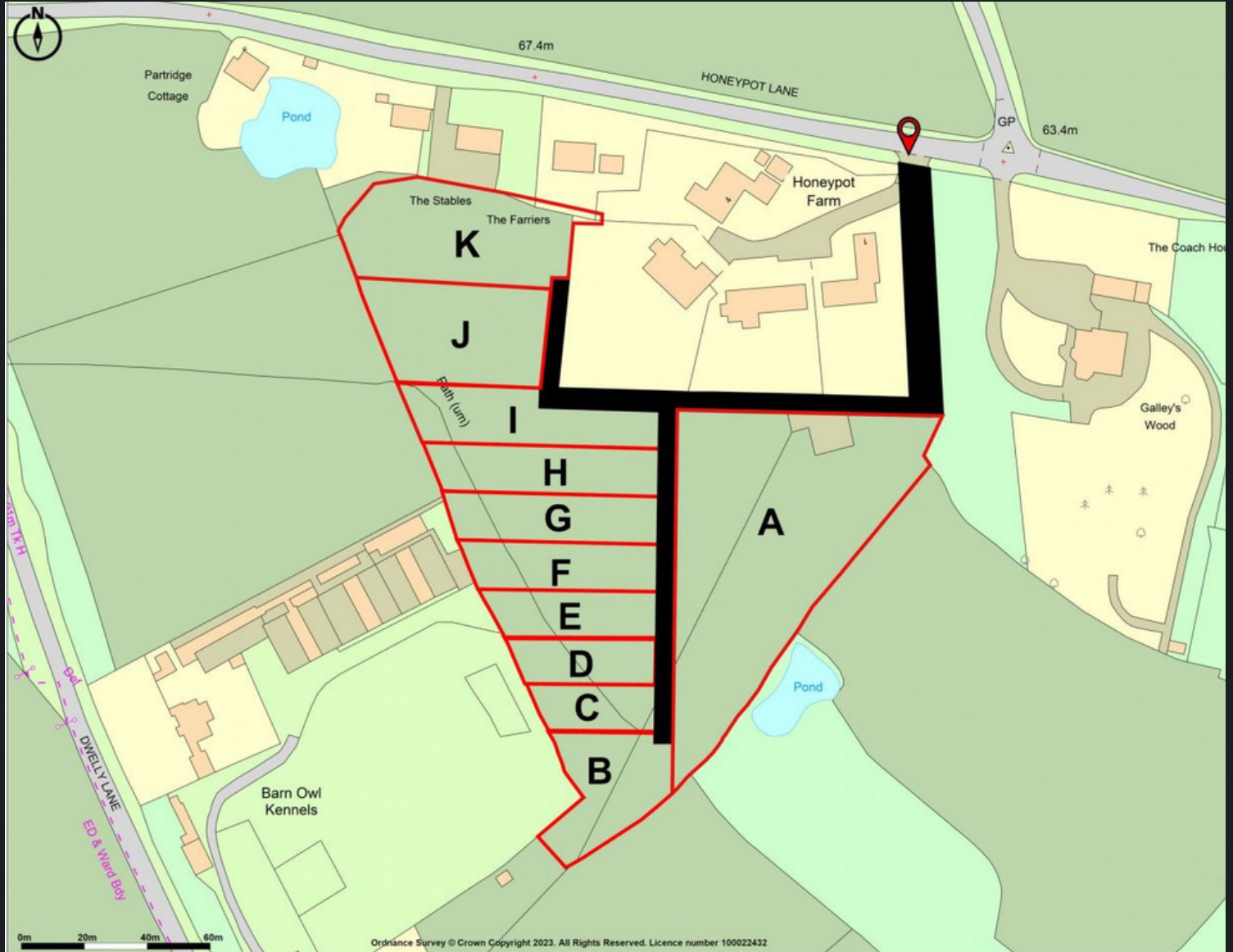
Guided at £25,000

Plot J (approx. 0.4 acres)

Guided at £45,000

Plot K (approx. 0.5 acres)

Guided at £45,000



These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

All dimensions/measurements are approximate.

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