



Tanner Meadow Surrey

A delightful private retreat on the edge of London, including both open meadow and woodland.

Details

Price: £99,000 Freehold
Location: Farleigh, Surrey
Size: Just under 4 acres for sale
OS Landranger: OS No 187
Grid ref: TQ 383 603
Nearest post code: CR6 9PX

Local manager

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Description

Tanner Meadow is a mixed parcel of land, comprising both open meadow and woodland, within cycling distance of central London. Nestled just at the northern edge of Surrey, in Farleigh, the land offers city dwellers the opportunity to own a private and peaceful haven on the edge of the city.

The meadow is accessed via an exceptional stone track which begins at a field gate off Farleigh Court Road, which ensures all round access in a two-wheel drive vehicle. There is an earth bund between the access track and the meadow which forms the boundary between the two, which could be planted with a hedgerow in due course. One accesses the land at the western edge, where a pad of hardstanding offers a spot to park a vehicle. From here the land stretches out in a rectangular shape to the east, with both the northern and southern boundaries demarcated with a line of field stakes. An open ride abuts the meadow to the north, over a which a vehicular right of way will be granted to the new owner, enabling access across the entire length of the land.

When heading east across the meadow, one approaches the woodland belt directly in front of you, which is beginning to present as a wall of green as the trees head into leaf now Spring is here. A particularly impressive veteran Horse Chestnut tree stands at the edge of the woodland, its leaves punctuating the frame with its acidic green foliage. A mature wild cherry tree stands close by, on your left-hand side.

The woodland fringe has a very gentle gradient, dropping mildly away from the level of the meadow through a section of broadleaved trees, which are well spaced, into a stand of larch, which was planted around 25 years ago. Bluebells and other flora populate the woodland floor at this time of year adding a dash of colour, amongst which one can find animal warrens, indicating the presence of rabbits and badgers. Both Roe and Muntjac deer can be sighted bounding through the woods. The nearby wildlife site of Chapel Hill is known for a wide array of butterflies which populate the area in the summer months.

The eastern boundary of the land is formed by a stock fence which runs north to south along the edge of the woodland. Beyond this lies an open 10 acre field which provides a pleasing visual backdrop at the back of the wood. This field is available for sale by separate negotiation.

The meadow itself is almost entirely flat and has been cut for hay and silage in recent years. It is now ideally suited to diversification through tree planting for woodland creation or other conservation activities. With no public rights of way, it provides a blank canvas for an individual or family to enjoy a private retreat away from the big smoke of the capital city.

Grant funding is likely available to a new owner for both woodland creation and new hedgerows along the boundaries. Please note that this land is not suitable for development. Early viewing is advised.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Features

- Close to London
- Mix of meadow and woodland
- No public rights of way
- Abundant wildlife
- Excellent access

Access, tracks and footpaths

Access is via a well-stoned track which runs directly from Farleigh Court Road to Tanner Meadow. There is a locked field gate at the beginning of the track. No public rights of way cross the land.

Rights and covenants

Sporting rights are in hand.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Local area and history

Nearby Warlingham was recorded in the Domesday Book of 1086 as "Warlincgham," initially held by the Abbey of Waltham. The area was historically agricultural, with open common land used for grazing, and it later became known for its hop fields and orchards. Farleigh is home to Farleigh Court, which once belonged to the Carew family, influential courtiers to the Tudor and Stuart monarchs. The medieval church of St Mary the Virgin in Farleigh, dating from the 11th century, still stands as a reminder

of the area's deep historical roots. Today, the area benefits from its proximity to three London Wildlife Trust sites; Hutchinson's Bank, Chapel Bank, and Riddlesdown, offering rare chalk grassland habitats that support diverse wildlife, making it a haven for nature lovers.

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Directions to main entrance gate:

Google Maps Pin for main gate [here](#).

What3Words reference for main gate [here](#). (///hunt.sound.cliff)

Closest **postcode**: CR6 9PX

Coordinates for main gate are: 51°19'22.533, -0°1'15.146

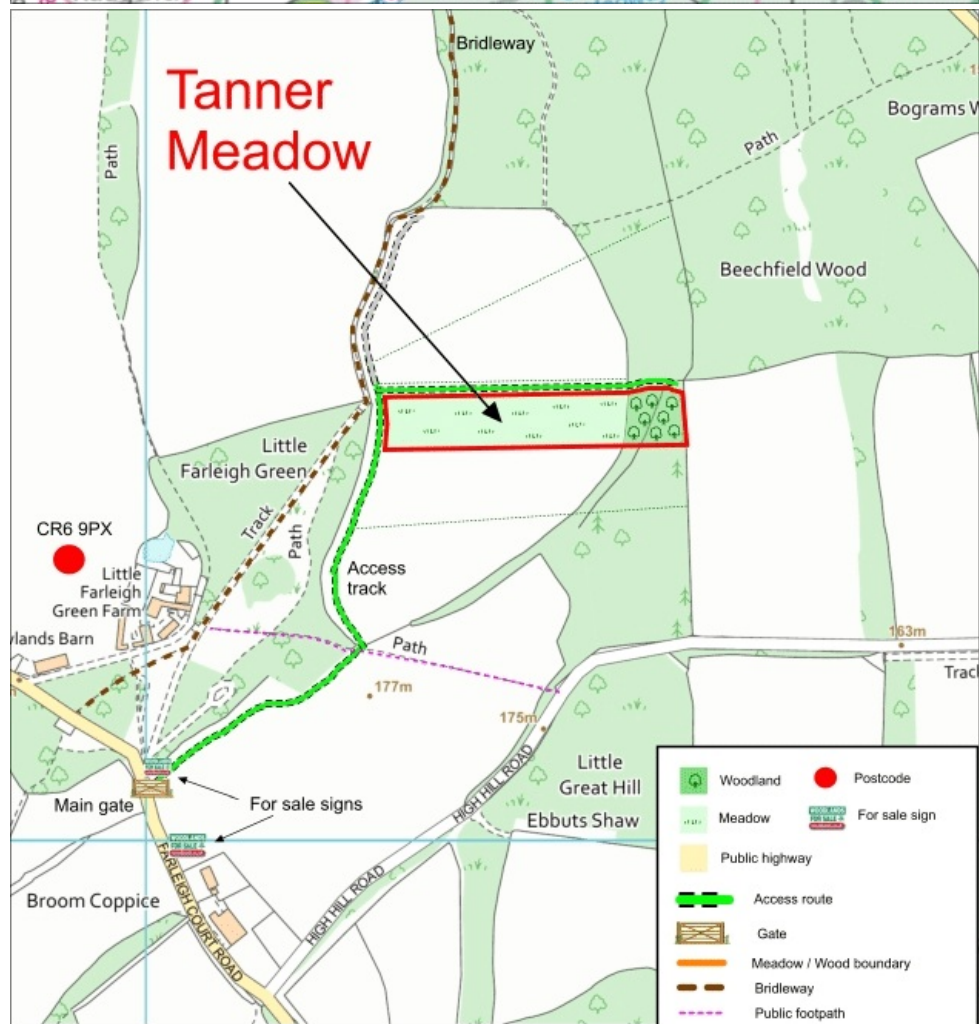
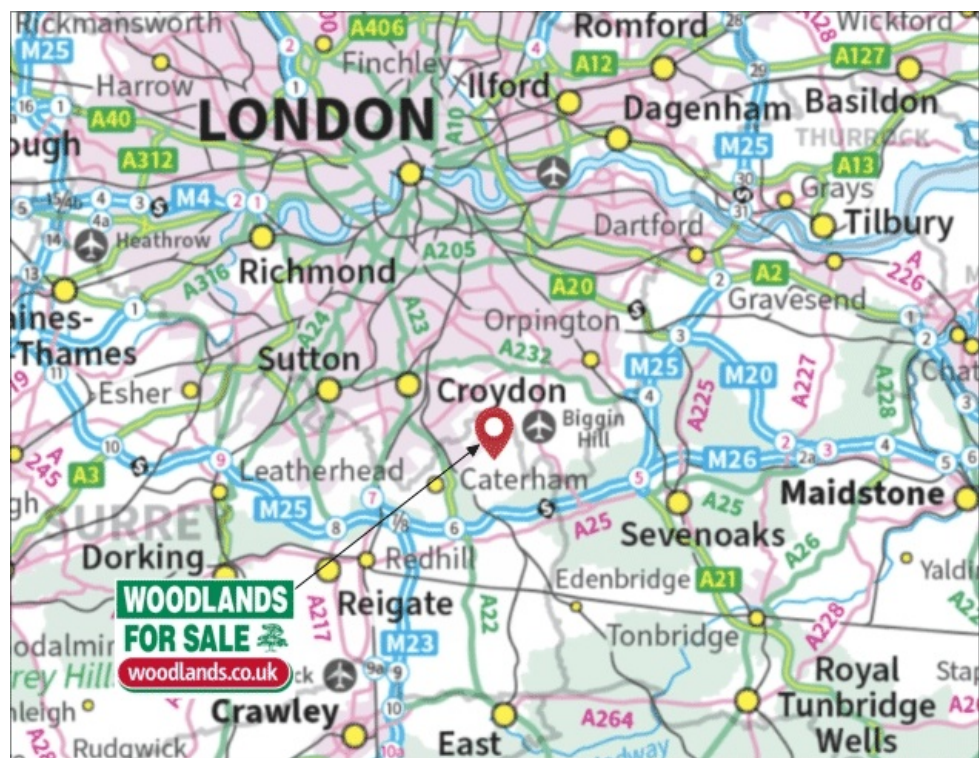
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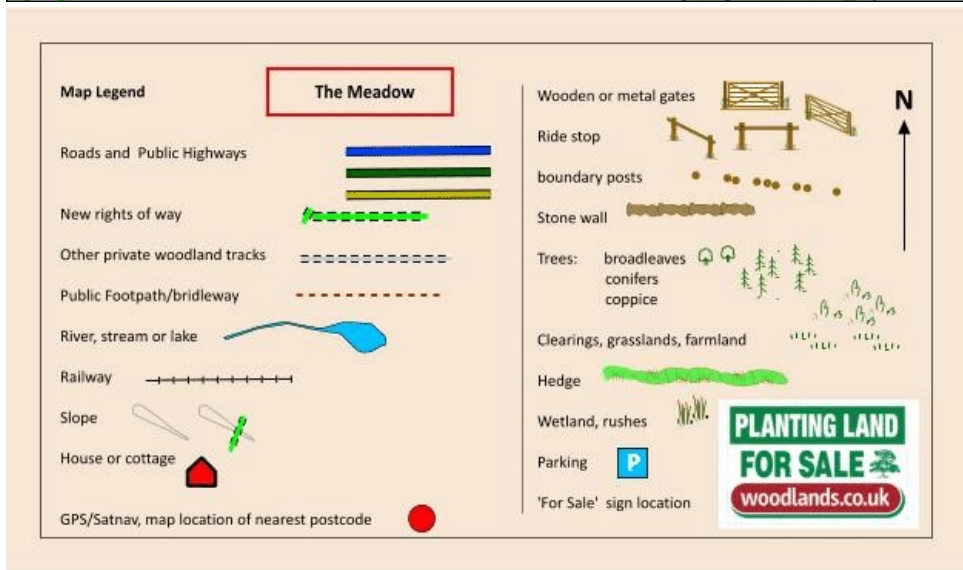
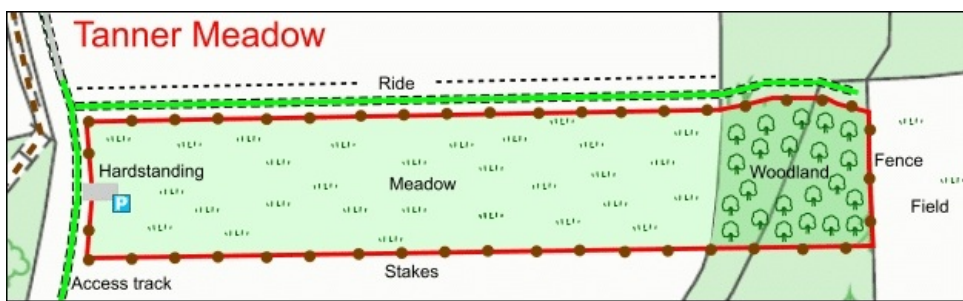
- When heading east on Farleigh Court Road (from Old Farleigh Road), continue past Old Farleigh Green (CR6 9PX) on your left-hand side. A short distance beyond, there will be a field gate on your left-hand side where the road bends to the right.
- Park in front of the gate here and carefully climb it.
- Walk along the stoned track directly in front of you up the edge of the field.
- Keep going and turn slightly left into the second larger field (when you get to the gate and coal post on your left) , where the track continues along the field edge.
- Continue down - Tanner Meadow is the third meadow on your right hand side.

Boundaries:

Boundary posts are marked with bright red paint:

- Northern: field stakes
- Eastern: stock fence
- Southern: field stakes
- Western: earth bund





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.