

Lot 68

Auction Date:
23rd July 2026

**Mixed Use Site With Planning Comprising Ten Acres
Adjacent Gatwick Airport**

📍 Shangri-La, Lowfield Heath Road, Charlwood, Horley, Surrey, RH6 0BT

GUIDE PRICE

£750,000 - £800,000* + FEES



Scan the QR code to view the property online



CATEGORY



Mixed

Commercial/Residential

TENURE



Freehold

BEDROOMS



x 4

BATHROOMS



x 2

An interesting opportunity to acquire this mixed use site comprising detached farmhouse and gardens, stable block with exercise yard and sand school, two static caravans, B2 General Industrial workshop and yard with woodland, garden pond and surrounding farmland.

The site is situated in a strategic location on the outskirts of Charlwood, adjacent to Gatwick Airport, just off Lowfield Heath Road. There are comprehensive commercial facilities and amenities including the mainline railway station at nearby Crawley with excellent road links to London, Brighton and all surrounding areas via the nearby M23 and A24. The site has dual access to the farmland and all outbuildings and offers great potential for a variety of uses, subject to all necessary consents being obtainable.

SHANGRI-LA FARMHOUSE

GROUND FLOOR

Entrance hall, stairs to first floor, living room, glazed door to utility room, dining room, kitchen, separate W.C., boiler room leading to attached garage.

FIRST FLOOR

Landing, access to roof space, four double bedrooms, bathroom/W.C.

OUTSIDE

Covered parking area/store, storage sheds, greenhouse, two attached garages and gardens surrounding the house, mainly laid to lawn with tree and shrub borders, air-raid shelter and adjacent wooded area with garden pond.

EPC RATING G

COUNCIL TAX BAND G

EQUESTRIAN

There is a substantial stable block leading to exercise yard with a sand school opposite, providing access to surrounding paddock.

COMMERCIAL

There is a large B2 General Industrial workshop adjoining the stables with a yard area to the front previously used as car/HGV repair workshops and has retrospective Planning Consent. There are two static caravans within the outbuildings, one with a gated yard and one with storage containers.

PLANNING

Planning Permission has been granted for the large storage barn and adjoining building with yard area by Mole Valley District Council under reference: MO/2025/02588 dated 21st October 2025 for the change of use of existing buildings and associated land to general industrial (use Class B2), subject to conditions.

A copy of the Planning Permission and accompanying documents may be downloaded from the Local Planning Authority website: molevalley.gov.uk Tel: 01306 885001.

AUCTIONEER'S NOTE

We have been informed the site is outside the compulsory purchase zone for the Gatwick extension.

SITE MEASUREMENTS

The buildings and surrounding land extend to 4.06 hectares (10.04 acres).

FREEHOLD WITH VACANT POSSESSION



The map and satellite images are based on postcode information and are available for directions only. They may not necessarily show the exact lot being offered, but will be in close proximity. Please refer to the sale plan in the legal documentation for precise details of the lot to be sold.

Richard Payne/Ben Maylin
on [01273 504232](tel:01273504232)

Service Providers

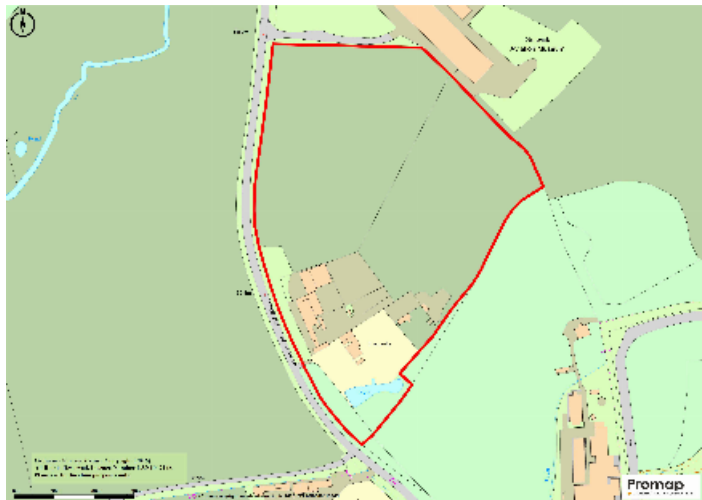
[Click here](#) if you are looking for a solicitor, insurance company, finance company or a property related organisation or firm

Additional Pictures









Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)