

## Ferris Meadow Surrey

An extensive private meadow on the outskirts of London which includes a belt of broadleaved woodland.

### Details

**Price:** £179,000 Freehold  
**Location:** Farleigh, Surrey  
**Size:** About 7 ½ acres for sale  
**OS Landranger:** OS No 187  
**Grid ref:** TQ 383 604  
**Nearest post code:** CR6 9PX

### Local manager

**Anton Baskerville**  
 07952 694 652  
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Description
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Ferris Meadow is an ideal opportunity for those looking to undertake a significant woodland creation project or to enjoy for private amenity use, which could extend to grazing for horses. Situated on the boundary between Surrey and Greater London, the land presents a rare chance to own a completely private parcel of land within a short drive of London.

The open meadow extends to circa 5 acres and is nearly completely flat, providing a blank canvas which could be utilised for a number of purposes. This could include woodland creation, through a grant funded tree planting programme, for either private amenity or carbon offsetting purposes. Other activities could include wildflower meadow development or a rewilding approach, whereby one lets mother nature take the wheel and sees what arises. The extensive nearby woodland will offer an abundant source of seeds for natural regeneration of the open land. The meadow may also be a good fit for those looking for land to graze horses.

The boundaries of the meadow are clearly shown on the ground by field stakes along the northern, southern and eastern edges, which are marked with turquoise paint. The western boundary is an earth bund which separates the meadow from the access track. The track is well stoned and runs down to Farleigh Court Road, which provides year-round access. A secondary access route (un-stoned) runs the length of the meadow along its southern boundary, ensuring vehicular access along the edge of the land.

Along with the open meadow, the land includes around 2 ½ acres of mature broadleaved woodland at the eastern edge. This woodland links up continuously with much larger blocks of woodland in the local area, including nature reserves, making it a wildlife corridor of significant importance – a space where arboreal and terrestrial mammals can navigate their territories without interruption. The woodland is abuzz with life and colour at Spring time, as the bluebells adorn the woodland floor and the blossoms explode into life. Along the boundary line of the meadow and the woodland extends an impressive wall of blackthorn, whose white flowers make a pleasing visual spectacle when looking east. Within the woodland, veteran trees including Chestnut, Cherry, Oak and Hornbeam stand tall amongst the coppice trees below. There is some windblown timber within the woodland, which could either left in place as deadwood (an important part of the woodland ecosystem) or harvested for firewood for those with the right chainsaw skills.

Overall, Ferris Meadow is an extensive private haven on the outskirts of London, with the peace and quiet of rural countryside. It would be of interest to individuals, families or small businesses looking for an entirely private parcel of land with abundant potential for environmental activities and amenity use. Please note that this land is not suitable for development.

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

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

Rights and covenants
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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
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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.

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## How to find this meadow

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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)

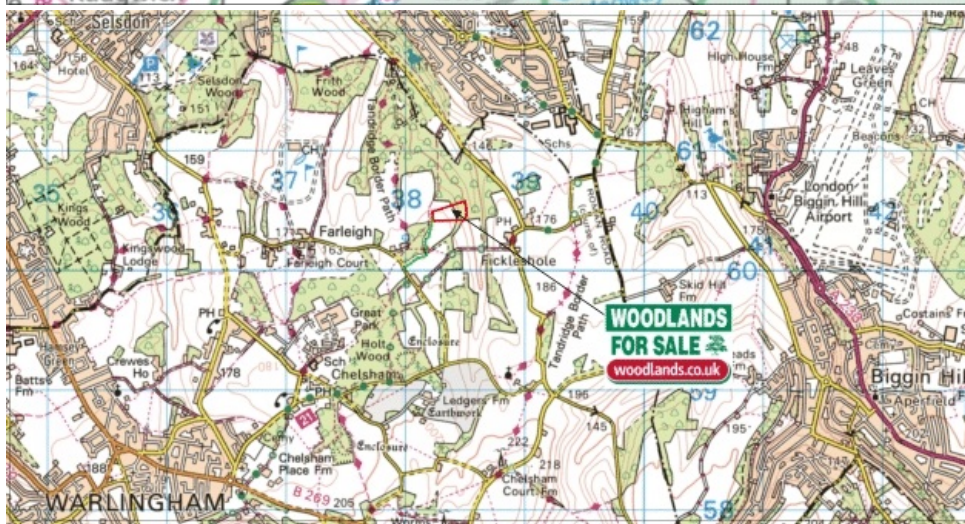
Closest **postcode**: CR6 9PX

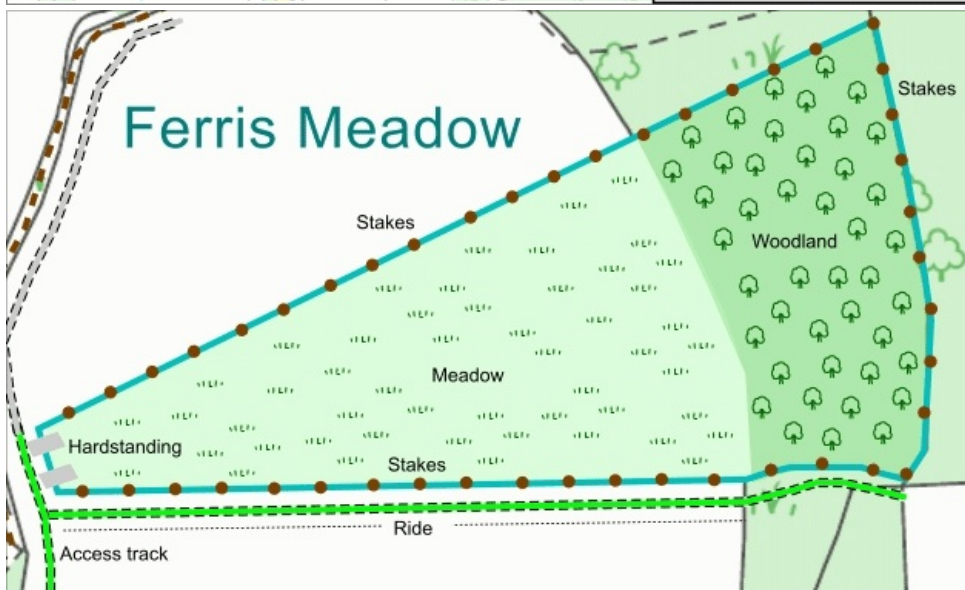
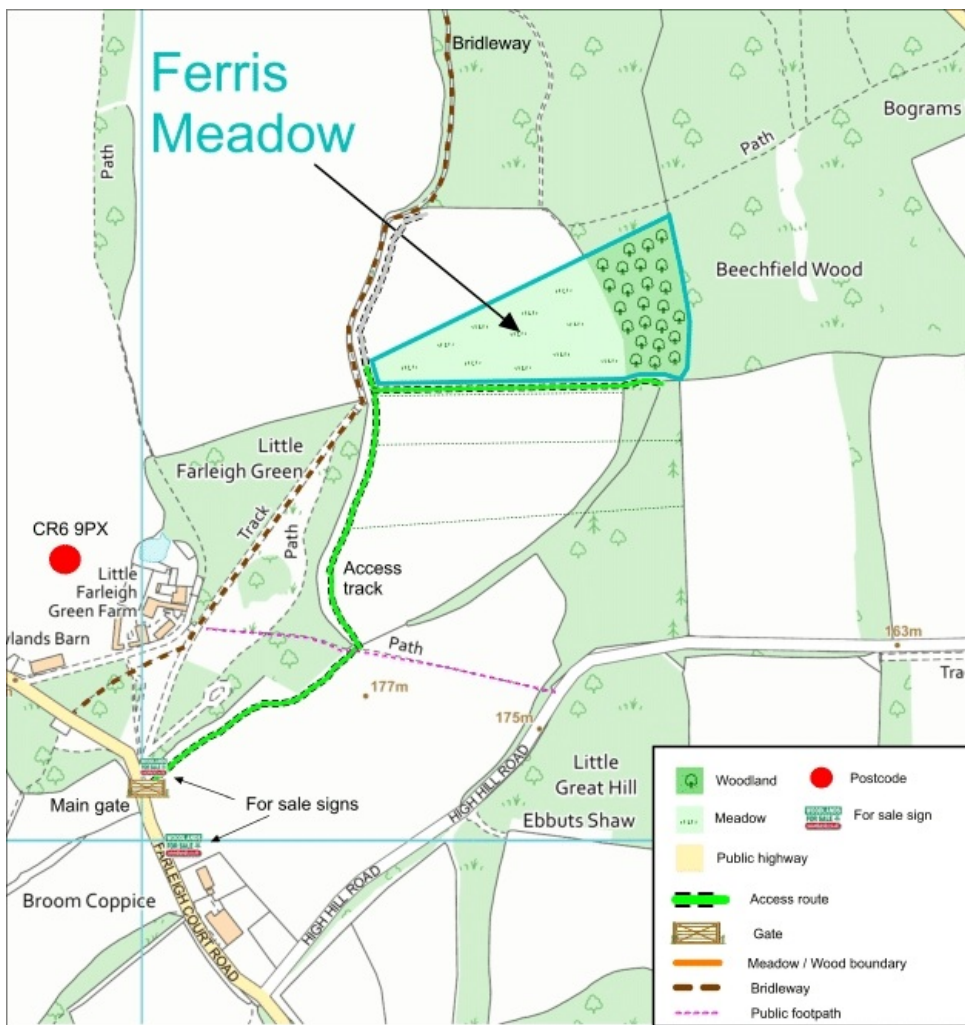
**Coordinates** for main gate are: 51°19'22.533, -0°1'15.146

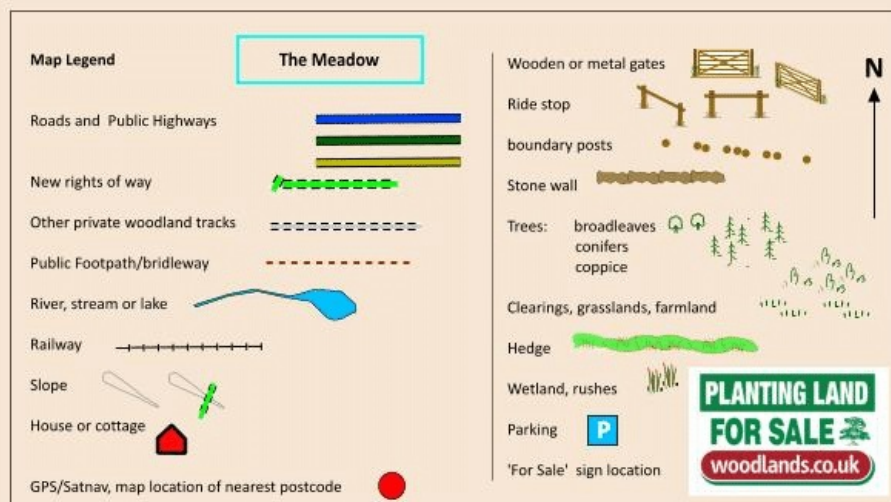
### Directions:

- 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 - Ferris Meadow is the fourth meadow on your right hand side.









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.