



Hurtwood Park Polo Club, Ewhurst
Guide Price £4,000,000



PORTMAN
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GAMMON

Hurtwood Park Polo Club

HORSHAM LANE EWHURST CRANLEIGH SURREY GU6 7SW

Guide Price £4,000,000 Freehold

A unique opportunity to acquire Hurtwood Park Polo Club having approximately 180 acres of stunning Surrey countryside. Currently operating with four polo fields and period club house/barn of around 3,000 sq ft. There are possible long term planning opportunities on some of the land.

Hurtwood Park Polo Club has been operating as a polo estate for over 25 years and the venue is currently used for parties, weddings and other social events and has hosted outdoor concerts. The clubhouse/barn was originally constructed in Sussex and re-erected on the current site in the early 2000s. This attractive building has a large vaulted social area with bar opening onto a substantial terrace, commercial kitchen, male and female WCs and stores. There is ample parking, the grounds have been beautifully manicured and the polo fields are kept mown and irrigated.

There is access off Lower Breache Road to the fields to the east and stabling. There are two footpaths crossing the land; one at Cobblers Brook and the other linking Lower Breache Road and Horsham Road neither of which interfere with the privacy of the estate.

Various Planning Briefs have been obtained by the current owners and residential planning permission is not considered to be a likely prospect. A hotel could be an option but interested parties would need to make their own enquiries with the Local Authority. We understand the Local Plan Review is in 2024.

Hurtwood Park Polo Club will appeal to those looking to undertake a wide range of equestrian pursuits either privately or commercially.

- **Approximately 180 acres of glorious Surrey countryside**
- **3,000 sq ft period clubhouse/barn**
- **Irrigation lake**
- **Peaceful and tranquil setting**
- **Currently consented as polo/equestrian and commercial entertaining**
- **Immense potential**
- **Stables and loose boxes**
- **Well fenced and secure**
- **Easy reach of main road and rail links**
- **The barn would make a beautiful house**

CLARKE GAMMON HASLEMERE OFFICE

Contact: Mark Steward

T: 01428 664800

E: mark.steward@clarkegammon.co.uk

clarkegammon.co.uk

PORTMAN MORRIS

Contact: Andy Nouri

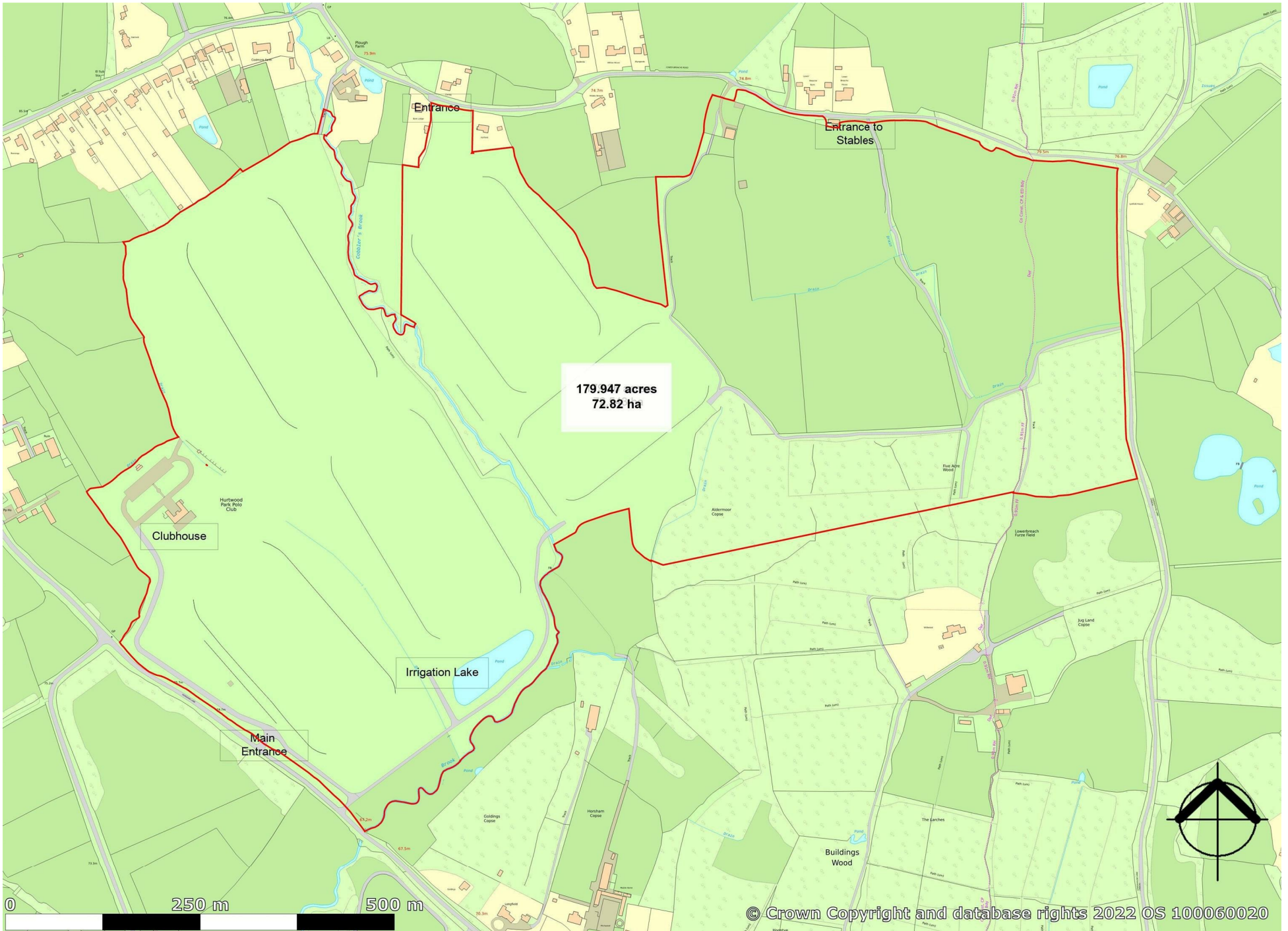
T: 0203 397 4367

E: andy.nouri@portmanmorris.com

portmanmorris.com

Local Authority: Waverley Borough Council

Services: Mains water and electricity, private drainage



179.947 acres
72.82 ha

0 250 m 500 m

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SITUATION

Ewhurst lies approximately 35 miles south west of London close to the Surrey Hills Area of Outstanding Natural Beauty on the Surrey/Sussex border just 3 miles from the larger village of Cranleigh and within easy reach of Guildford, Dorking and Horsham which all have main line stations into London and extensive shopping, arts and leisure facilities.

Ewhurst provides a convenience store, social club, public house, church and infant school.

Cranleigh offers a wider range of amenities including Sainsburys and M & S Food and many community events throughout the year.

There are highly regarded schools for all ages in the area both state and private. The surrounding countryside is a haven for walkers, cyclists and horse riders with much of it being in the care of the National Trust and includes Box Hill, Leith Hill and the Downs Link long distance trail. The nearby road and rail links provide fast and easy access to London, Gatwick and Heathrow airports and the South Coast.

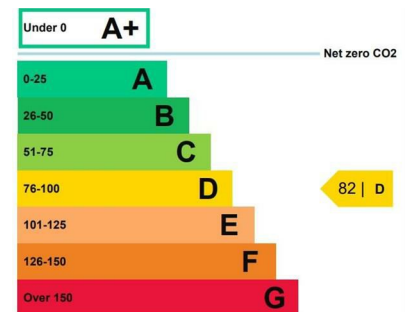


DIRECTIONS

Main entrance - Sat Nav GU6 7SW Stables and eastern fields entrance off Lower Breache Road -
Sat Nav GU6 7SQ

1st September 2023 MPS/dr

Cranleigh 3 miles
 Horsham 9 miles
 Dorking 10 miles
 Guildford 12 miles
 Junction 10 M25 18 miles
 Gatwick Airport 20 miles
 Heathrow Airport 30 miles
 Central London 35 miles
 All distances approximate





AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

