



# Land off Eastbourne Road

South Godstone, Godstone, Surrey, RH9 8JB

Batcheller  
Monkhouse



# LAND OFF EASTBOURNE ROAD

A useful and rarely available block of gently sloping pasture, naturally divided by a stream, situated in a very convenient position with direct gated access onto the A22 in total approximately 17.8 acres.

- Direct gated access
- Gently sloping block of pasture
- Naturally divided into two paddocks by a stream
- Mains water connected
- Convenient position
- In total approx 17.8 acres



## DESCRIPTION

The land is accessed via private gated entrances directly off the Eastbourne Road (A22). The land comprises of single block of gently sloping pasture which is split by a stream running through the middle. Land is surrounded by mature woodland and hedgerows. In total approximately 17.8 acres.

## SITUATION

The land is situated in a very convenient semi rural position just to the south of South Godstone. South Godstone village offers a small selection of local shops and a mainline railway station providing direct services to London Victoria and London Bridge. The surrounding countryside offers extensive walking and riding opportunities including access to the North Downs and nearby areas of outstanding natural beauty.

## TENURE

The site is offered for sale Freehold.

## PLANS AND AREAS

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

## METHOD OF SALE

The land will be sold by Private Treaty and is offered for sale Freehold.

## VIEWINGS

By prior appointment only with the sole agent, Batcheller Monkhouse. Please contact our Haywards Heath office on 01444 453181, email: [hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)



## AMENITIES

**Local:** South Godstone is a well connection village featuring scenic countryside, an active sports and social club, a local garage and a garden nursery.

**Towns:** Godstone (2 miles), Oxted (4.5 miles), Lingfield (5 miles), Redhill (7 miles), Gatwick (10 miles).

**Transport:** South Godstone Station (1 mile) services to London in approximately 60 minutes. M23 (5 miles), M25 (1 mile).

**Leisure:** Godstone Golf Club [www.godstone-golfclub.co.uk](http://www.godstone-golfclub.co.uk).

## DIRECTIONS

From South Godstone head south on the A22 (Eastbourne Road) passing over the railway line and after a short distance, after passing the Oka Furniture Store on your right hand side, the gated entrance to the land will be found on your left hand side.

**What3Words:** allow.secure.shortcuts

**AGENTS NOTE:** There will be an overage in place of 30% for a period of 25 years for residential or commercial planning.

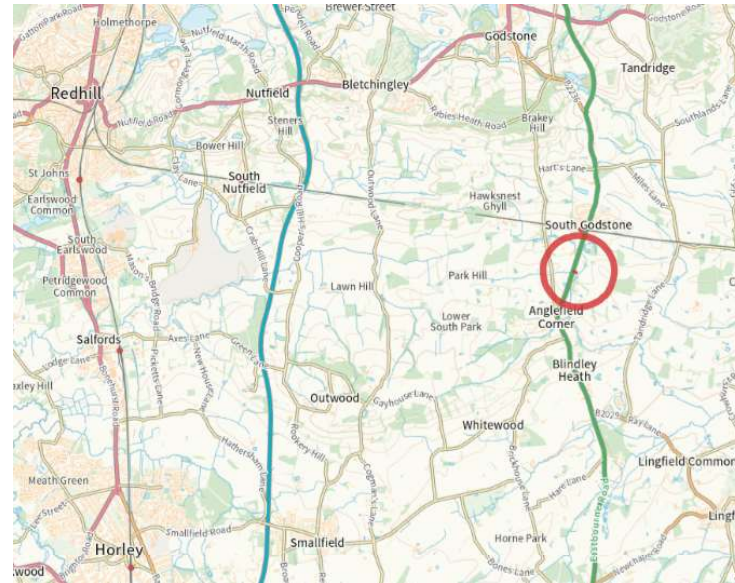
## Additional Information

**Local Authority:** Tandridge District Council 01883 722000 [www.tandridge.gov.uk](http://www.tandridge.gov.uk)

**Services (not checked or tested):** Mains water is conected as advised by the vendor.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk), [www.southdowns.gov.uk](http://www.southdowns.gov.uk).

**Tenure:** Freehold. Land Registry Title Number SY786887 & SY203973



**GUIDE PRICE £325,00**

## Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

**NOTE:**

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

