# Land adjoining Horsell Common

Horsell Common, Woking, Surrey, GU21 4YB

Batcheller Monkhouse

# Land adjoining Horsell Common

A versatile block of pasture land with good access. In total approximately 3.70 Acres (1.50 hectares).

- Level Pasture Land
- Excellent Track Access
- Secure Gated Entrance
- Highly Sought After Location
- Extending in Total to about 3.70 Acres

## Description

Set in a peaceful rural position, immediately adjacent to Horsell Common, this land provides open pasture and easy access via gated entrance. It would be ideal for a range of uses including amenity and equestrian, or even environmental interests.

## Amenities

**Local:** Woking is extremely close offering a comprehensive range of retail, cultural and leisure facilities.

**Leisure:** Surrounding countryside and Horsell Common provides an excellent network of paths, ideal for outdoor pursuits.

## Directions

From Woking take Chobham Road (A3046). This becomes Kettlewell Hill. After 0.8 miles you will get to a roundabout - take the second exit onto Shores Road (A245) and then immediately turn left onto Sandy Trak. Follow this for a third of a mile and the land will be found on the left hand side.

**What3Words:** ///scam.fully.jump

## Additional Information

**Local Authority:** Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL. Telephone: 01483 755855.
Website: www.woking.gov.uk

**Services (not checked or tested):** No mains services currently connected to the land.

**Rights and Easements:** The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements.

**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.

**Links:** www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

**Tenure:** Freehold with vacant possession. Land Registry Title Number: SY515079. Please note there is a small area of unregistered land in the south west corner.

## Offers in excess of £185,000

### Viewings

For an appointment to view please contact our Pulborough Office.
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

Please take a set of these particulars when viewing and beware of potential rural hazards including livestock. Ensure gates are shut at all times.

**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.

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Land App

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Scale 1:1250 (at A4)

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