



Land on the south side of The Street, Dockenfield  
Guide Price £200,000

CLARKE  GAMMON  
WELLERS

## Land on the south side of The Street

DOCKENFIELD, SURREY GU10 3EF

GUIDE PRICE £200,000

11.4 ACRE (4.61 HA) FIELD

BEING SOLD ON AN  
UNCONDITIONAL BASIS

SUITABLE FOR A VARIETY OF  
USES



A raised 11.4 acre (4.61ha) field/paddock with a small amount of light woodland on the western boundary suitable for a variety of recreational pursuits.

### THE PROPERTY

The land is well drained rising to the south and was bought by the current owners for the purpose of creating an equine centre. An appeal has been lost - Appeal Ref: APP/R3650/W/19/3221996. A response to the Appeal Decision is available on request. In the Agents opinion there was too much in one application for the Local Authority and Inspector to take in.



## ADDITIONAL INFORMATION

We are not aware of any services being connected to the land but understand mains water and electricity are located in the road.



## SITUATION

This rural area is particularly peaceful whilst being within easy reach of several picturesque villages and the Georgian town of Farnham. Rowledge has an award winning butcher, post office and general store, Frensham and Dockenfield combine to provide the same facilities. The village green, playground, tennis club, cricket club and village hall are well-supported.

Walking, cycling, fishing and riding is available nearby at Alice Holt Forest and Frensham Common, with sailing at the Great Pond. An extensive choice of both state and private schooling is close by including Rowledge Primary School, St Mary's Church of England Infant School (in Frensham), Frensham Heights, Edgeborough, More House, and Weydon Academy.

Viewings can be undertaken at anytime but please advise the Agent when you intend to visit.

Farnham 6 miles

Alton 9 miles

Guildford 16 miles



LOCAL AUTHORITY  
**Waverley Borough Council**  
 COUNCIL TAX  
 n/a  
 SERVICES  
 None connected

**HASLEMERE OFFICE**

72 HIGH STREET HASLEMERE SURREY

T: 01428 664800

E: [haslemere.sales@clarkegammon.co.uk](mailto:haslemere.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

**DIRECTIONS**

Leave Farnham on the A325 heading towards Bordon. Continue on until reaching a the left hand turn signposted Dockenfield and Frensham. Proceed until reaching the next sign for Dockenfield on the left. Turn left and the land will be found on the right opposite Dockenfield Farm.

VIEWINGS BY APPOINTMENT ONLY

**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

