



Gauntlett Nurseries

Mill Lane, Chiddingfold, Surrey GU8 4SJ



## Gauntlett Nurseries

Guide Price - £100,000

Approximately 13 acres (5.26 hectares) of amenity/woodland.



Image of Mill Lane

### DESCRIPTION

Known as Gauntlett Nurseries, the land lies in the Surrey countryside between Peakfield Hanger and Sketchers Copse to the south west of Chiddingfold village centre. The property may once have been a nursery, but is currently wooded with open glades and provides no sign that any nursery practises were ever carried out. There is a small amount of frontage to a stream/tributary and attractive overgrown walks.

The property is suitable for a variety of outdoor pursuits and recreation activities, although we would point out that the land has not been maintained or had any woodland management undertaken for some considerable time.

### SERVICES

As far as we are aware, there are no services on this land although we believe there is water in the highway.

### TENURE AND POSSESSION

The property is offered freehold

### WAYLEAVES, EASEMENTS, COVENANTS AND RIGHT OF WAY

The property is sold subject to and with the benefits of all existing wayleaves, easements, covenants and rights of way whether mentioned or not in these particulars.

### PLANS, AREAS AND SCHEDULES

These are provided for reference purposes only. No warranty for accuracy can be given.

### BOUNDARIES

The vendor and the vendor's agents will do their best to specify the ownership boundaries, hedges, fencing, ditches, but will not be bound to

determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

### LOCAL AUTHORITY

Waverley Borough Council. Tel 01483 523333

### VIEWINGS

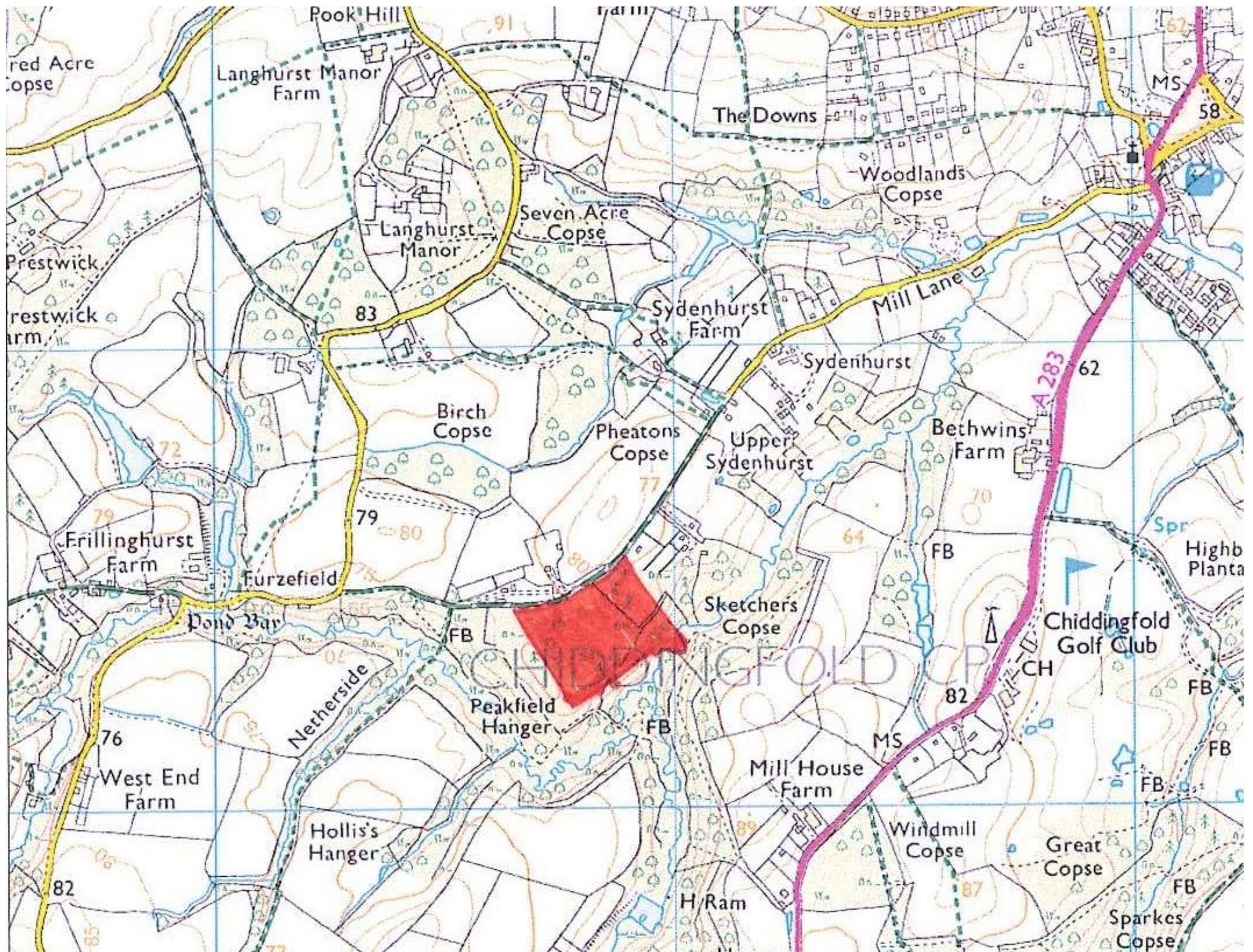
Viewings can be undertaken by interested parties at their own leisure. Suitable footwear and clothing will be required and please take care whilst on the land. The boundaries are not clear on the southern and western sides and interested parties will need to satisfy themselves as to boundary locations. There are some fence posts on the northern boundary.

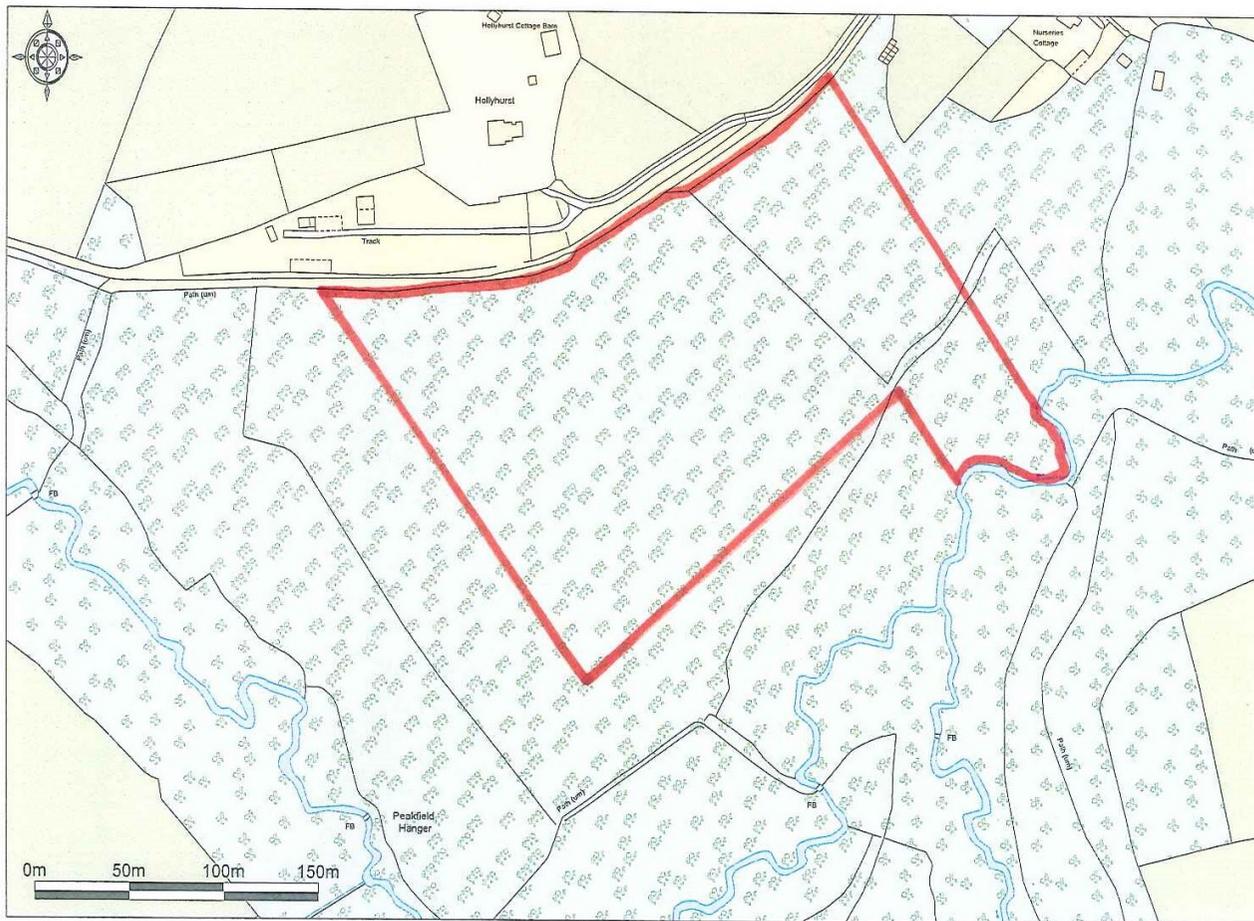
### NB

The access along Mill Lane is fairly narrow and the turning of larger vehicles/vans etc will be difficult, so common sense is advised. There is a small clearing to aid with turning but this is on a slope and due caution will need to be given.

### PLANNING

The land lies outside any Settlement boundary for Waverley/Chiddingfold village. There are no buildings on the land other than a tumbledown shed and the owners have reserved the right to have an overage provision of 20% for residential development.





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## DIRECTIONS

From Chiddingfold Village Green proceed in a southerly direction and Mill Lane will be found on the right shortly before the car park for The Swan PH. Follow Mill Lane for approximately 0.9 miles and just where the road runs out and turnings into a bridleway is the start of the land on the left

## 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.

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