



Paddocks off The Green

ELSTEAD, GODALMING, SURREY, GU8 6DA



Paddocks off The Green

Guide Price - £175,000 to £200,000

- ◆ Paddock land
- ◆ Approximately 7 acres
- ◆ Metered water supply

An interesting parcel of paddock land totalling approximately seven acres divided into several smaller enclosures.



DESCRIPTION

The land falls outside the Village Settlement of Elstead and has not been promoted in any Local Plan Review, but it does adjoin the village envelope and so the owners will be looking to negotiate some form of residential development overage. The land has been in the ownership of the same family for many years and has a Right of Way over the road/track from Milford Road.

Historically there has been a dispute over the ownership of part of the track, but the current owners will supply a Statutory Declaration confirming this access has been used uninterrupted for a significant period of time by themselves and previous family members.

SERVICES

Mains water (metered)

There is no electricity or mains drainage

IMPORTANT INFORMATION

The land is let until 30th June 2018 on a rent of £3,300 per annum. The tenant would be happy to stay on should the purchaser wish. The stabling, buildings and arena are owned by the tenant and will be removed.

Offers to be in writing either by letter or email to Mark Steward, Clarke Gammon Wellers, 72 High Street, Haslemere, Surrey GU27 2LA mark.steward@clarkegammon.co.uk

Proof of funds will be necessary and a proposal for a residential overage permission

Viewings can be undertaken from the roadside but no unauthorised access onto the land is permitted. Please call the office to arrange 01428 664800

LOCATION

Elstead lies within the Surrey Hills Area of Outstanding Natural Beauty. The whole area is surrounded by wonderful countryside including the National Trust owned Thursley Common, Hankley Common and Frensham Common where walking, cycling, sailing on Frensham Ponds and riding can be enjoyed.

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

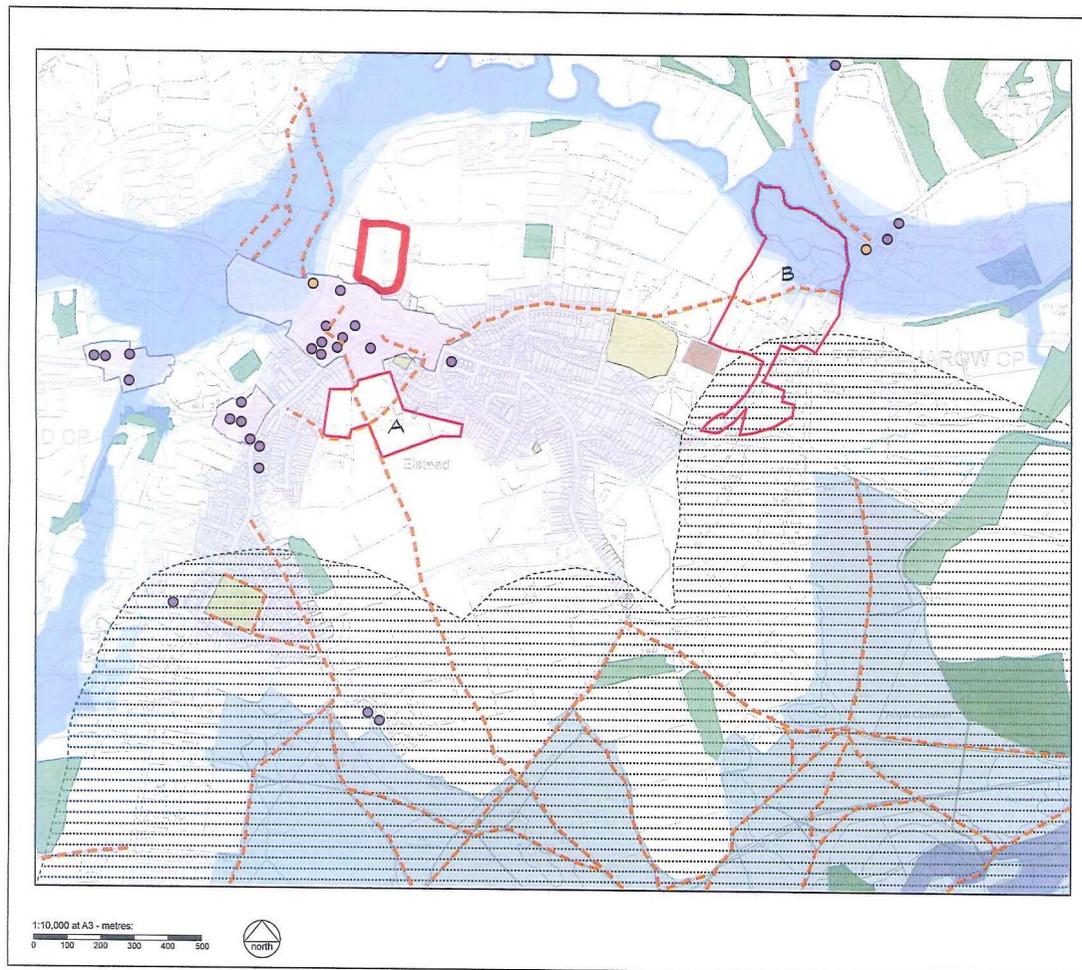


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DIRECTIONS

From the Thursley/Elstead junction on the A3 proceed for just over two miles towards Elstead on (B3001). Once into the village proceed past the Woolpack PH on the left then turn right opposite the triangular green and proceed straight ahead passing A J Tracy on the left and the land will be seen in front of you.



KEY

- Study sites

NOTE: The entire study area lies within Green Belt and the Surrey Hills AONB. These have not been shown on this plan.

Local Heritage

- Conservation Area
- Listed building
- Scheduled Monument

Extract from Waverley Flood Risk Assessment (Data stops at the district boundary)

- Flood Zone 3
- Flood Zone 2

Nature designations

- Ancient semi natural woodland
- Wealdon Heaths Phase I SPA (Also designated as SAC and SSSI)
- 400m buffer to SPA

- Public rights of way
- Recreation areas
- Allotments

CLIENT: ELS Developments LLP
 PROJECT: Elstead Green Belt Study
 TITLE: Development constraints
 SCALE AT A3: 1:10,000 DATE: October 2014

735.1/1 D1A HDA 3

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Landscape Architecture Masterplanning Ecology **hda**

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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

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