



Land on the West Side of Two Mile House Cottages Coldharbour Lane, Dorking, RH4 3JQ

Price Guide £450,000



- APPROX 16.7 ACRES OF AGRICULTURAL LAND & WOODLAND
- CLOSE TO DORKING TOWN CENTRE
- PRE-APPROVAL PLANNING GRANTED FOR AGRICULTURAL BARN
- PLANNING REFERENCE MO/2024/1846.
- DIRECT ACCESS FROM COLDHARBOUR LANE
- FAR REACHING VIEWS
- FOUR FIELDS

Description

****Approximately 16.7 acres of agricultural land for sale close to Dorking town centre.**** A gently undulating pasture field with a small wooded area fronting Coldharbour Lane and incorporating an attractive copse on the west boundary. It extends in all to approximately 16.7 acres (6.76 ha) and enjoys fine views towards surrounding countryside. The site lies within an area of outstanding natural beauty and in the Green Belt close to Dorking town centre. Pre-approval of planning has been granted for the erection of an agricultural barn of 18 m x 12 m for the storage of hay, feed and straw and the provision of hardstanding, planning reference MO/2024/1846.

N.B. The woodland area benefits from sporting rights with a shoot taking place 6-7 times a year with neighbouring properties. There is an allowance for the feeding of pheasants in this area and adjacent properties.

We are required under the Estate Agents Act 1979 and the Provision of Information Regulation 1991, to point out that the client we are acting for in the sale of this property is a "connected person" as defined by that Act.

Situation

Close to Dorking town centre with its excellent range of shops, restaurants and cafes and within easy reach of a highly regarded selection of both primary and secondary schools.

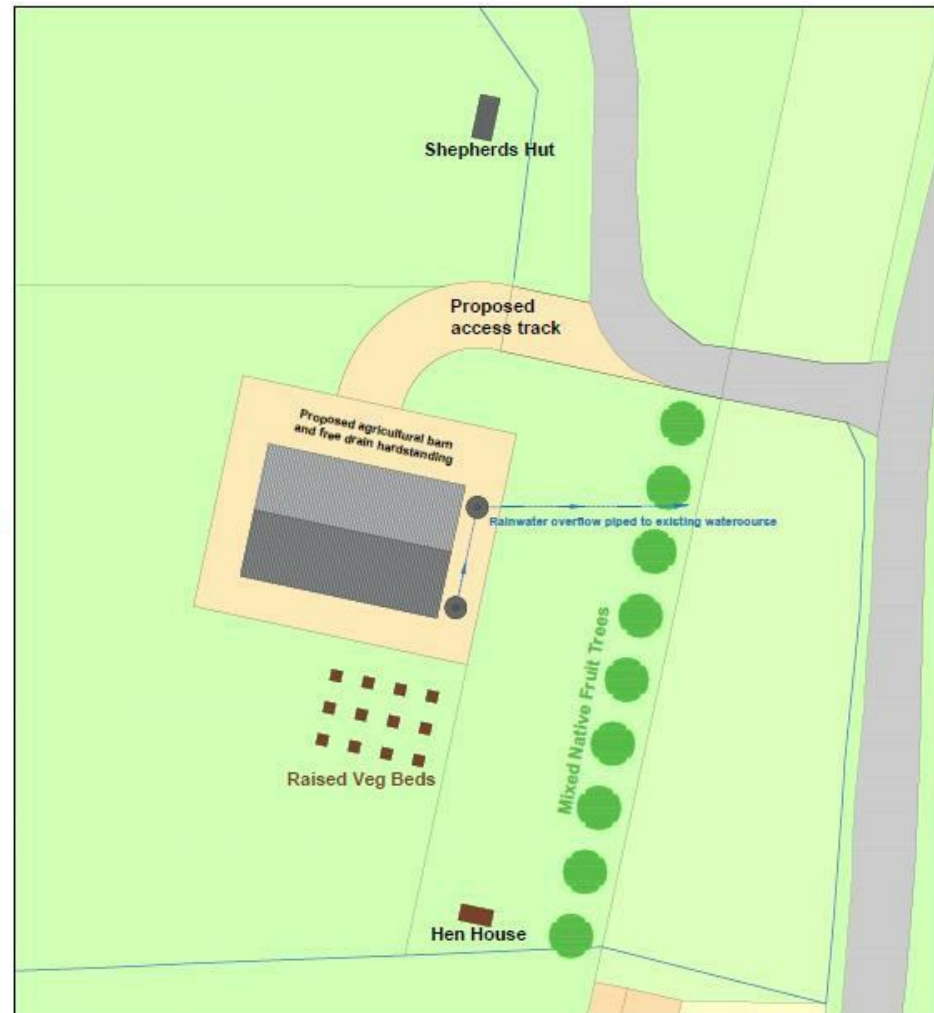
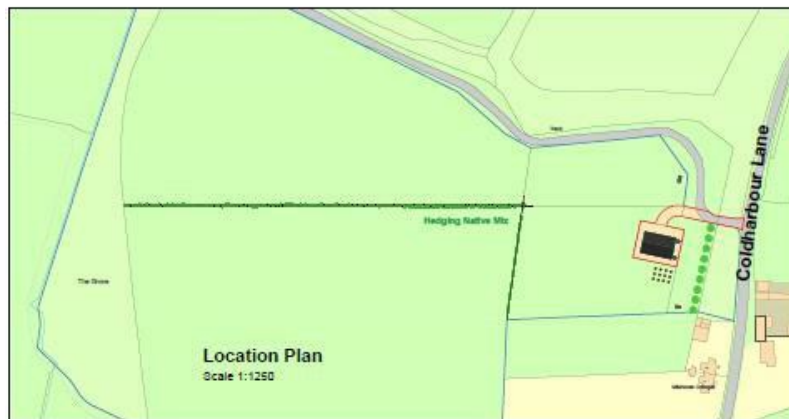
Close by are The Dorking Halls with theatre & cinema, a modern and well equipped sports & leisure centre and the delightful Meadowbank Park.

Nearby Dorking mainline station offers regular trains to London (journey time approx. 55 minutes) and two further stations provide a west/east service between Reading and Gatwick.

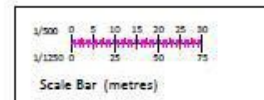
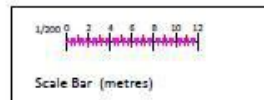
Just to the north is award winning Denbies, the UK's largest vineyard, which has tours, restaurants, a shop, brewery and some wonderful walks.

Sitting in the valley between Box Hill and Ranmore, Dorking is surrounded by the vast and stunning Surrey Hills AONB (an area of outstanding natural beauty), a dream for both walkers and cyclists.





Site plan as Proposed
Scale 1:200



Drawing for Planning Purposes Only

Rev:	A - Hard standing extended, Hedging, fruit trees, raised beds and shepherd's hut added
Project:	Proposed Agricultural Barn Land at Coldharbour Lane Dorking RH4 3JG
Drawing Title:	Location and Block plans
Scale:	As shown @ A1 Date: 25.11.2020
Drawing No:	275.23.01
Drawn By:	WIS
Client:	Mrs & Mr Bostock