



All enquiries Ref: James Paterson



- **Freehold parcel of land of approximately 4.93 acres situated close to residential houses**
- **Approx 10 miles from Guildford Town Centre**
- **Full vacant possession**

Location:

The land is situated off Culmer Lane between its junctions with Water Lane and Petworth Road (A283). The land benefits from owning the vehicular lane, off Culmer Lane (Subject to rights of way to the other houses off the lane). As the lane is included in the sale, the land could offer potential for the purchaser to subdivide the land. The land is within the sought after Surrey village of Witley a civil parish in the Borough of Waverley and lies approximately 3.8 miles from Godalming and approximately 9.6 miles from Guildford. Public transport links include Milford mainline rail station together with local bus services serving the surrounding vicinity. Road links include the A3 and A31. Shopping amenities can be found locally within Witley and Milford with an extensive range of shops, bars and restaurants being found in Godalming and Guildford.



Description:

Freehold parcel of land of approximately 4.93 acres situated close to residential houses.

Site area:

Approximately 4.93 acres

Potential:

The land is situated close to residential houses and may offer future potential for a number of alternative uses or development, subject to planning permissions and consents. Prospective purchasers must rely solely on their own enquires in this respect.



To view:

By careful application to the site within daylight hours. Please see important advice for viewers on page 19 of this catalogue.

