



**LAND AT GRENVILLE ROAD, GRENVILLE ROAD GODALMING GU8 6AX
£60,000 FREEHOLD**

APPROXIMATELY 2.96 ACRES

DIRECT ROAD ACCESS

WELL SUITED TO A RANGE OF AMENITY USES

MIXED WOODLAND

SITUATED IN THE AONB AND GREENBELT

CLOSE TO BOTH GODALMING AND GUILDFORD

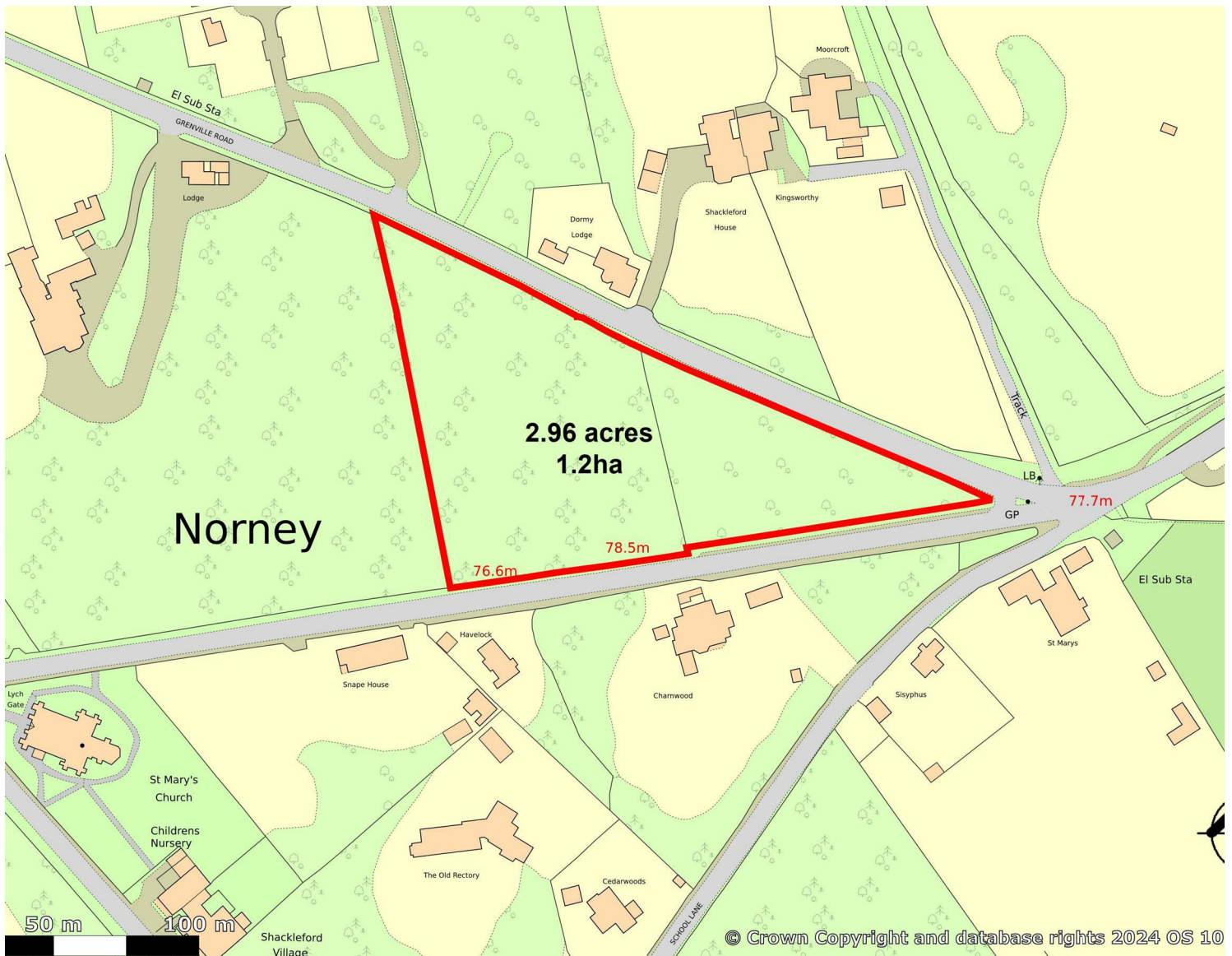
THE PROPERTY

A parcel of mixed woodland situated in an accessible location in the village of Shackleford, close to both Godalming and Guildford.

The land measures approximately 2.96 acres and benefits from good road access. The land could be used as for a range of amenity uses, however, is currently unmanaged woodland.

Immediately adjoining residential properties, there have been numerous planning applications on the land, dating back to 1965, all applications have been refused. In addition, there is a blanket Tree Preservation Order on the land, as well as falling within the Greenbelt, AONB and Area of Great Landscape Value - therefore the overall presumption is that the land will not be developed.

No services are connected, although we understand that all public utilities are close by or in the public highway. No service checks have been carried out.



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