



**WOODLAND AT HIGH LOXLEY ROAD HIGH LOXLEY ROAD GODALMING GU8 4BW
£300,000 FREEHOLD**

**SITUATED ON THE OUTSKIRTS OF
DUNSFOLD**

**A MIXTURE OF BROADLEAF TREES AND
COPPICE**

PUBLIC FOOTPATH

APPROXIMATELY 27.69 ACRES IN TOTAL

ROAD ACCESS VIA GATEWAY

FREEHOLD

THE PROPERTY

For sale by private treaty, a mixed woodland comprising some of 27.69 acres on the outskirts of Dunsfold.

A private parcel of predominantly broadleaf and coppice, suitable for a variety of recreational pursuits. There is a public right of way across the land at the most southerly point; running along the boundary.

There is no woodland management plan in place and the land is not being sold with any conditions. There are no planning permissions or applications currently on the land which lies outside any Settlement Policy Area.

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.

Viewings

Interested parties can visit the land unaccompanied from the lane or public footpath; sturdy boots are advised as the land is overgrown in parts and may be wet underfoot.



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