Woodland, Cogmans Lane, Smallfield, Horley
Guide Price £125,000

CLARKE C·G GAMMON 1919

WOODLAND COGMANS LANE SMALLFIELD HORLEY RH6 9JD

Guide Price £125,000

5.5 acres of prime Surrey land

Privately located in a country lane

World Ward 2 pill box

2 redundant agricultural buildings in poor condition

Small pond/stream

Unmaintained woodland, predominantly fir trees

No woodland management plan in place

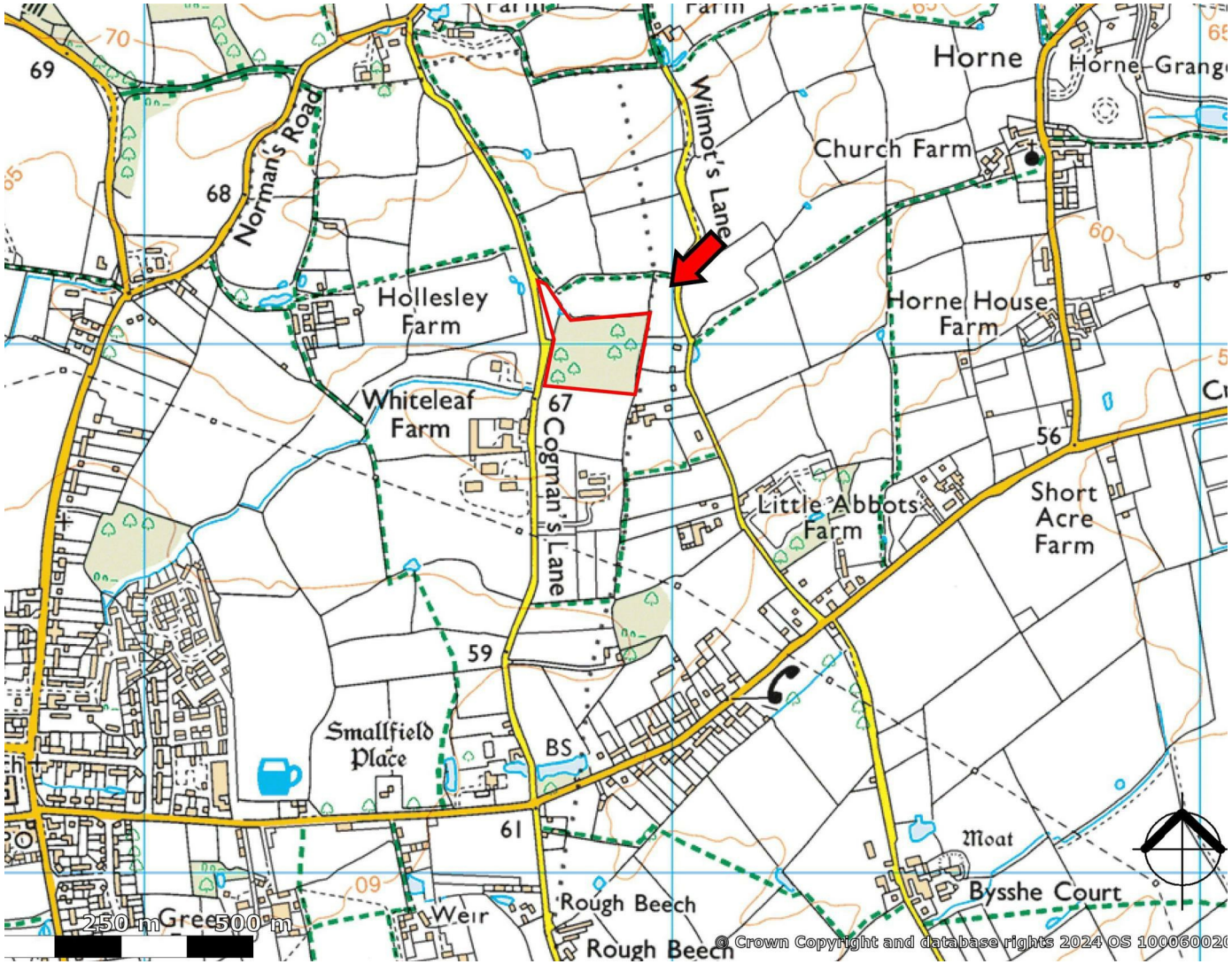
Potential conversion opportunities subject to planning

THE PROPERTY

A very interesting and unusual parcel of woodland and amenity land in the Little Hamlet of Smallfield on the far eastern side of Surrey.

This land will be of interest to adjoining land owners, recreation uses and long-term conversion of existing run down buildings. There will be a variety of interested parties.

The interesting parcel of land has been used for a variety of agricultural uses over the years, we believe at some stage it was an apple orchard, although now it seems to be planted with fir trees, which have not been well maintained or managed. It total the land covers 5.5 acres as identified on the attached plans, there is an iron gate at the front of the site giving access into Cogmans Lane. A derelict timber building is on the left-hand side side with a much larger timber agricultural building which has been used for storage. There is small pond identified on the plan although the agents were not able to see this visually, there is a small water course running across the land, but the dense undergrowth precludes easy access, therefore care is advised for any perspective buyers. There is also a WW2 pill box, again is advised if one accesses this building



FURTHER INFORMATION

Viewings to be undertaken by interested parties at their own risk, there is water on the land, so appropriate footwear is recommended. The access gate will need to be climbed.

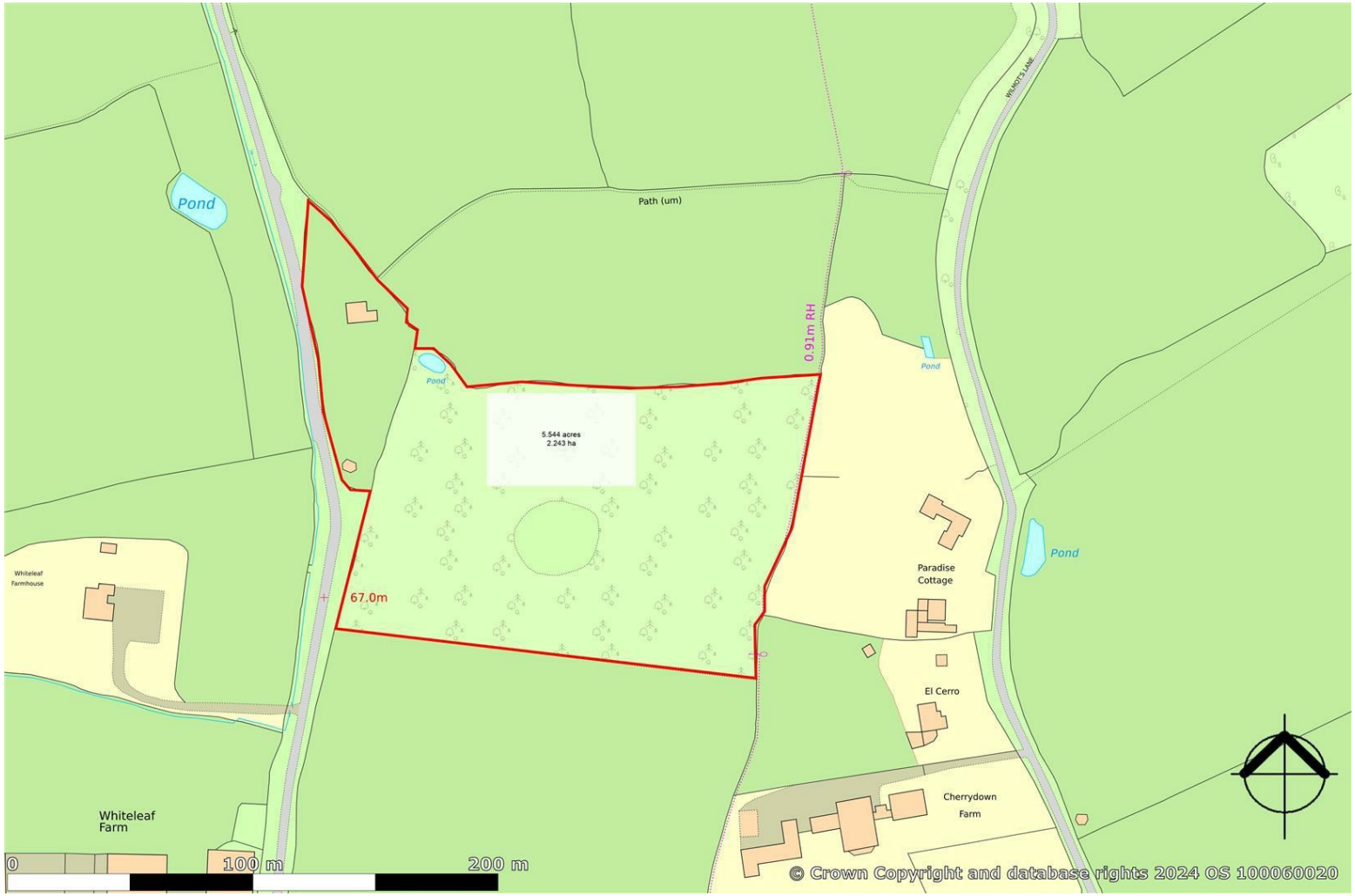
Unconditional offers only, all offers to be with proof of funds and in writing to Mark Steward - mark.steward@clarkegammon.co.uk

SITUATION

Smallfield is a tiny hamlet to the East of Horley in Surrey with some very interesting and nice housing in the area, predominantly open fields and pastureland with small hamlets and houses intermingled. A very convenient location between the M23 & A22 with good access to the M25, Gatwick is located only a few miles away and is easily accessible, the major town of Crawley is 10 miles to the Southwest.

Smallfield Village Shops are 1.3 miles
Village Primary School 1.3 miles
Horley 4.6 miles
Gatwick Airport 5.9 miles
Crawley 8.1 miles

All distances are approximate



LOCAL AUTHORITY

Tandridge District Council

SERVICES

No services are connected

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DIRECTIONS

From the M23 you will pass through the village of Smallfield and your first is Cogman's Lane, once onto Cogman;'s Lane you will drive for a mile down the road and the site is located on the right hand side, which is gated.

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.