



Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS

Land on North side of Ockham Road, Horsley, Surrey KT24 6NU
5.63 Hectares (13.9 Acres) of pasture land

Offers in excess of £280,000
For Sale by Private Treaty

Best and Final Offers to be Received by 12 Noon on Wednesday 17th July 2024

**Land on North side of Ockham Road
Horsley
Surrey**

For sale as a whole by Private Treaty

Description

The land extends to approximately 5.63 Hectares (13.9 Acres) of permanent grass enclosed by mature trees and hedgerows and post and wire fencing.

Situation

The property is located approximately 1.5 miles North of East Horsley, well located for nearby Leatherhead and Guildford. The transport links are exceptional with good road access to the M25 and A3.

Nearby Horsley station has direct trains to London Waterloo.

Access

Access is through a set of metal gates off 'The Drift' which links the B2039 Ockham Road and Forest Road.

Services

Water: there is a trough shared from the Neighbouring land on the Northern boundary, it is not known if there is any agreement/arrangement for this.

Electricity: there are a series of electricity poles running along the eastern edge of the land but there appears to be no direct supply.

Interested parties are advised to undertake their own enquiries for service connections.

Wayleaves, Easements and Third Party Rights

The property is sold subject to and with the benefit of all rights of easements, wayleaves and rights of way, whether referred to or not in these particulars.

The land is subject to an existing uplift clause of 30% regarding any residential or commercial development.

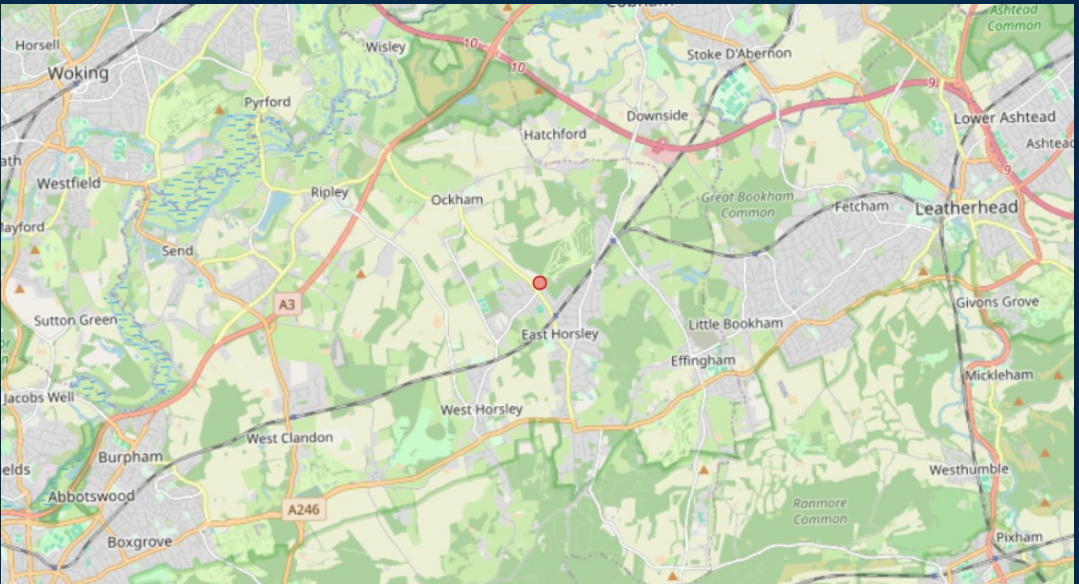
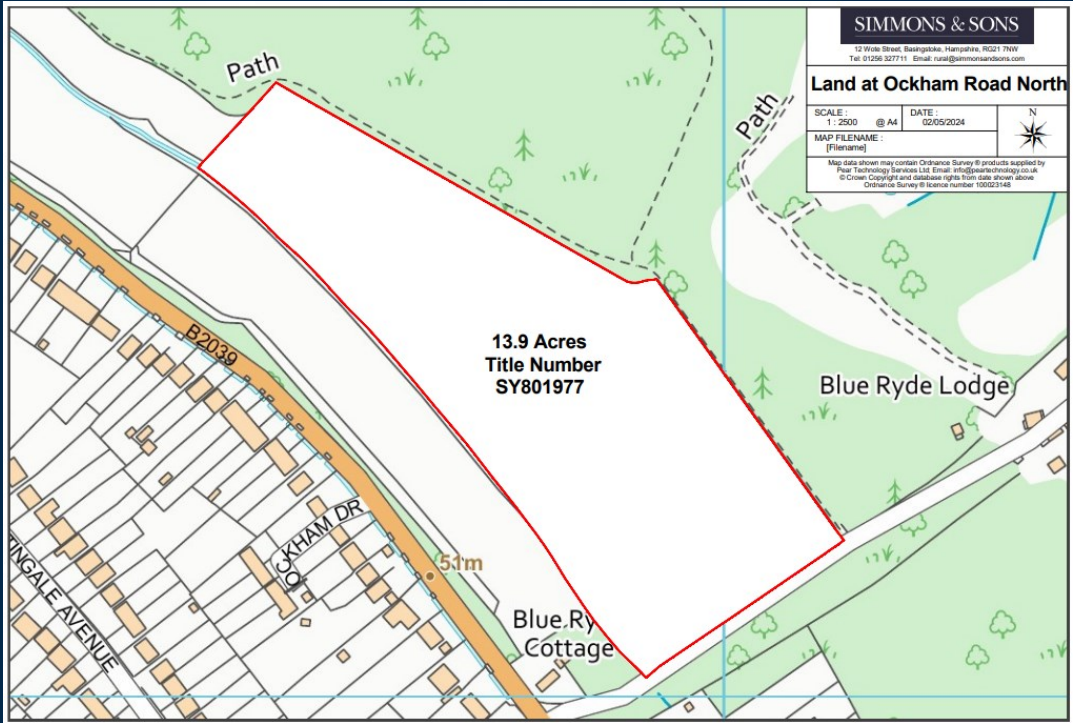
Timber, Minerals and Sporting Rights

The timber, mineral and sporting rights are included in the sale insofar as they are owned.

Tenure

The freehold interest with vacant possession of the land is being offered for sale as a whole by Private Treaty.





Planning

The land is situated within the administrative boundaries of Guildford Borough Council and is located within the Lovelace Neighbourhood area.

The land is currently designated as Green Belt.

Directions

From Ockham take the B2039 towards East Horsley, after approximately 2km (having passed Whitehill Lane on your left) take the left turning onto 'The Drift' after approximately 90m there are two sets of double-gates which is the access point onto the site.

Postcode: The nearest for the property is **KT24 6NU**

What3Words to entrance: **///forest.handy.boxer**

Local Authority

Guildford Borough Council

Millmead House

Millmead

Guildford

Surrey

GU2 4BB

T: 01483 505050

Viewings

The property can be viewed by making an appointment with Simmons & Sons

The property may be viewed on foot only at your own risk; neither Simmons & Sons nor the landowner accept any liability to injury caused on the land.

We request that you register your interest with us before viewing the land.

Offers

Best and Final Offers to be Received by 12 Noon on Wednesday 17th July 2024 by e-mail or in writing, please enquire for details of bid requirements.

Contact

Simmons & Sons

12 Wote Street

Basingstoke

Hants RG21 7NW

Henry Tett or Fergus Hodge

T: 01256 327711

E: htett@simmonsandsons.com or fhodge@simmonsandsons.com

Date of Particulars: July 2024

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

sales • lettings & management • commercial • development • rural

**32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111**

**1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353**

**12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077**

**Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151**