

# Land at Cidermill Farm

# Partridge Lane, Newdigate, Dorking, Surrey, RH5 5BP Some 15.43 Acres. Guide £235,000

Located off a private lane, approximately 15.43 acres of beautiful, secluded grazing land with picturesque hornbeam ghyll. Surroundings are enhanced by well-sheltered areas provided by trees and surrounding hedges.

Previously utilized for grazing sheep and cattle.

## Rights of Way, Easements and Wayleaves

The land is sold subject to contract and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations and all wayleaves whether referred to or not within sales particulars.

### Agents notes

The land is not within an Area of Outstanding Natural Beauty.

#### Plans

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external and internal boundaries prior to offering.

#### Location

Situated off a private lane on the outskirts of Newdigate.

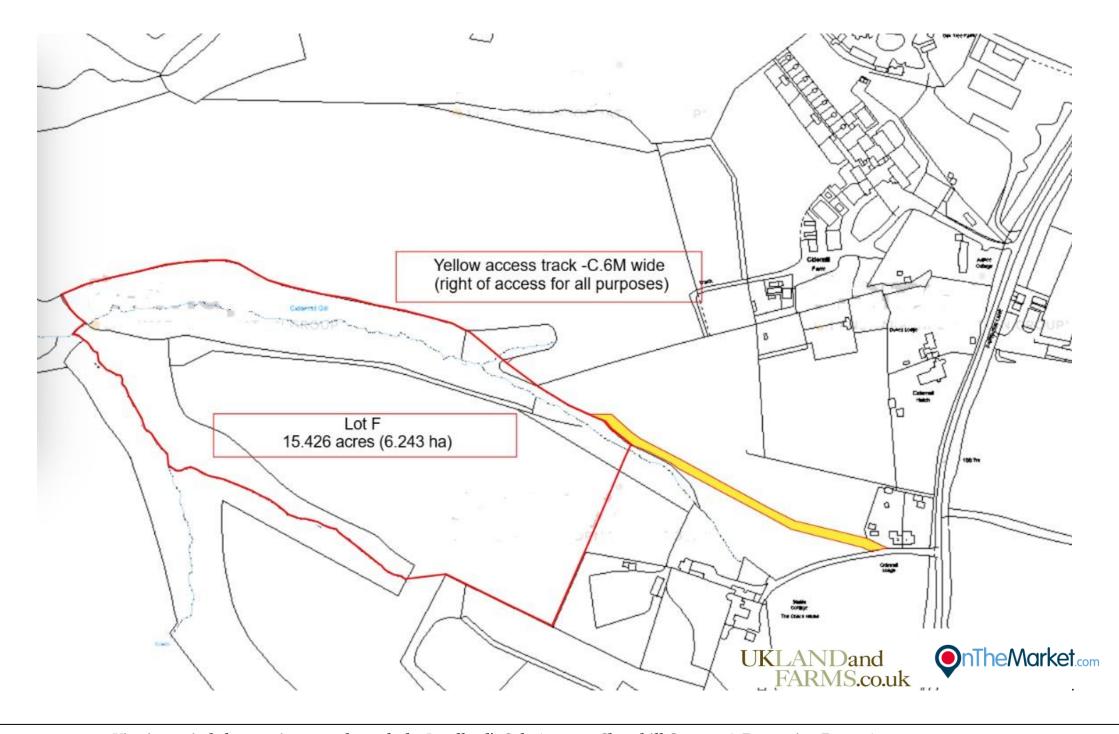
Local authority: Mole Valley District Council Pippbrook, Dorking, Surrey, RH4 1SJ.

Viewings: By appointment only. Please contact Churchill County & Equestrian on 01403 700222.

CHURCHILL COUNTRY & EQUESTRIAN







Viewing strictly by appointment through the Landlord's Sole Agents – Churchill Country & Equestrian Estate Agents – 01403 700222

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or severe and contain verification from their Solicitor or Survey. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Survey. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Survey. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Survey. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Survey. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Survey. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Survey. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Survey. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not have a survey or survey. The survey of the title documents. A Buyer is advised to obtain verification from their Solicitor or Survey. Reference to the survey or survey are advised to obtain verification from their Solicitor or Survey. Reference to the survey or surv