



“Corries Fields”
between Frensham and Hindhead/Grayshott
off Green Lane, Churt, GU10 2NB



6.43 acres (2.602 ha) of quality Grazing and Paddock Land

For Sale Freehold by Private Treaty

Offers invited

Price Guide £ 225,000 - £240,000

LOCATION:

"Corries Fields" lies immediately to the east of Churt Village, midway between Frensham to the north and Hindhead, Grayshott and Haslemere to the south via the A287 - all within 10 minutes drivetime. The larger settlements of Farnham to the north, Guildford to the east and Petersfield to the south west are all within half an hour's drivetime. The Hindhead tunnel lies about 3 miles to the south, giving good connectivity to Guildford and into London on the A3 north and south towards Petersfield, Portsmouth and the South Coast M27 Motorway.

Churt Village Green is a classic focal point within the village surrounded by period houses and a Church and beyond the recognised Settlement Boundary, the parish extends northwards and eastwards down Green Close Lane, containing scattered rural communities approached by narrow, steep-sided and tree-topped winding lanes and towards Hankley Common and Rushmoor beyond.

The northern edge of the parish abuts the National Trust Common and Lake - Frensham Great Pond - and the surrounding fields and woodland cut in close to the settlement boundary providing a distinctly rural feel all around combined with a network of historic and well-established footpaths and bridleways, excellent for walkers and riders and linking the village centre with the surrounding countryside.

The village lies wholly within the Green Belt and the Surrey Hills Area of Outstanding Natural Beauty (AONB) and also within the designated Area of Great Landscape Value (AGLV). The Hindhead Golf Club Site founded by the famous author, Sir Arthur Conan Doyle is classified as a Site of Importance for Nature Conservation (SINC) and which immediately adjoins Corries Fields to the south. See attached **Location Plan**.

SITUATION:

"Corries Fields" is situated on the south side of Green Lane, Churt, about half a mile to the south east of the centre of the village close to the northern boundary of the Hindhead Golf Club. The property adjoins several large country houses including Chipstead to the west, Corries and Little Corries to the south, Greencroft to the east and Green Cross Farm and Gardeners Hill to the north. See **Land Sale Plan**.

GENERAL DESCRIPTION:

"Corries Fields" comprise a total of about **6.436 acres (2.602 ha)** of well maintained pasture and paddock land suitable for intensive livestock, cattle, sheep, alpaca and horse/pony grazing and quality haymaking.

The gentle northerly slope and aspect benefits from wonderful long distance views to the north west to north east over a distance of over 10 miles beyond Farnham, Aldershot and Guildford. The land lies in an elevated position between 120 and 140m above sea level and overlooks many nearby country residential properties.

The field has the benefit of a long-established gated access in the north east corner adjacent to the mains water supply and water trough situated nearby.

The whole field is well fenced with post and stockproof netting and is further contained within a mature, mainly native broadleaf hedgerow.

The land has frontage onto Green Lane of about 150m along its northern boundary; the private drive over which Public Footpath FP511 also runs connecting land to the south and forming the western boundary runs south and serves the two residential properties known as Corries and Little Corries which adjoin the southern boundary of the land.

The land is shown on the Soilscape of South East England and defined as Soilscape 10 freely draining sandy soils and the Ministry of Agriculture Land Classification Plan shows this land to be of Grade 3 quality.

SERVICES:

Metered mains water supply with trough (Castle Water).

LAND REGISTRY:

The land is registered with the Land Registry under part of Title No. SY864540.

LOCAL PLANNING AND COUNTY AUTHORITY:

Waverley Borough Council and Planning Authority - The Burys, Godalming, Surrey, GU71 1HR and Surrey County Council - Caterham on the Hill Library, Westway, Caterham, CR2 5TP

WAYLEAVE/EASEMENT:

The land is crossed by low voltage overhead mains electricity cabling with poles and stays as well as a BT Openreach underground cable connecting the BT Network to Corries and Little Corries to the south alongside the western and southern boundary (installed early 2026).

VIEWING:

The land can be viewed at any time during daylight hours on foot only and whilst in possession of a set of these sale particulars. The land is currently unoccupied by livestock but please close the gate during and after you have walked and viewed the land.

CONTACT:

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DIRECTIONS:

From the Crossways Inn PH, drive south towards Hindhead and Haslemere for about 300m and then turn left into Green Lane. Follow Green Lane for about 500m passed Green Lane Cottages on the left and Greenhanger on the right and the entrance to "Corries Fields" will be found on the right-hand side through the gate which is set back from the road adjacent to the paved entrance to "Greencroft".

"For Sale" signage is posted in the north west and north east corners of "Corries Fields", and on the entrance gate.

Grid Reference: SU 86342 38058

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NOTES:

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6.436 acres

Churt Village
A287, Hindhead

Rushmoor

Beacon Hill

Access

GREEN LANE

GREENHANGER

Hindhead Golf Course

0m 20m 40m 60m

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LANDMARK INFORMATION



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