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**SIMMONS & SONS**

**Crooksbury Woodland, Tilford, Surrey**

49.72 acres of Commercial Woodland

**Offers In Excess Of £450,000**

Freehold

# Crooksbury Woodland, Crooksbury Road, Tilford, GU10 2AZ

The land is offered as a whole - 49.72 acres  
Offers in Excess of £450,000

- Roadside Access
- Internal Access Tracks
- Excellent Transport Links

## Description

Crooksbury Woods is an excellent mixed commercial woodland situated on the edge of the village of Tilford in the Surrey Hills National Landscape. The property extends to approximately 49.72 acres (20.12 hectares), displaying a mixture of predominately Scots Pine, with some mature Beech and Oak stands. The boundaries of the property are defined by post and wire fencing.

## Management

The woodland is currently maintained via a Woodland Management Plan (WMP) completed by TilHill Forestry. The property has been well maintained with various rides cut throughout to allow sufficient vehicular access. A copy of the WMP can be reviewed upon request.

## Tenure

Freehold with Vacant Possession.

## Method of Sale

The land is offered for sale by Private Treaty with Vacant Possession.

## Access

Access to the property is via a single 15ft metal gate that leads off Crooksbury Road into a parking/loading area. There are various tracks/rides throughout the property allowing sufficient access and timber extraction.





### **Services**

We are not aware of any services that supply the property. There are overhead high voltage pylons that run latitudinally over the western portion of the property.

### **Wayleaves, Easements & Rights of Way**

We are not aware of any public rights of way over the property. It is assumed an Easement is in place for the maintenance of the overhead lines.

### **Timber, Mineral & Sporting Rights**

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

Any woodland grant schemes and forestry obligations will transfer to the purchaser on the sale.

### **Directions**

From the A31 (Guildford Road) take the exit towards Runfold and continue onto St George's Road. At the T-Junction, turn right towards Farnham (A31). Take the next left onto Crooksbury Road towards Elstead. Continue on Crooksbury Road for approximately 1.2 miles and then the property can be found on your right.

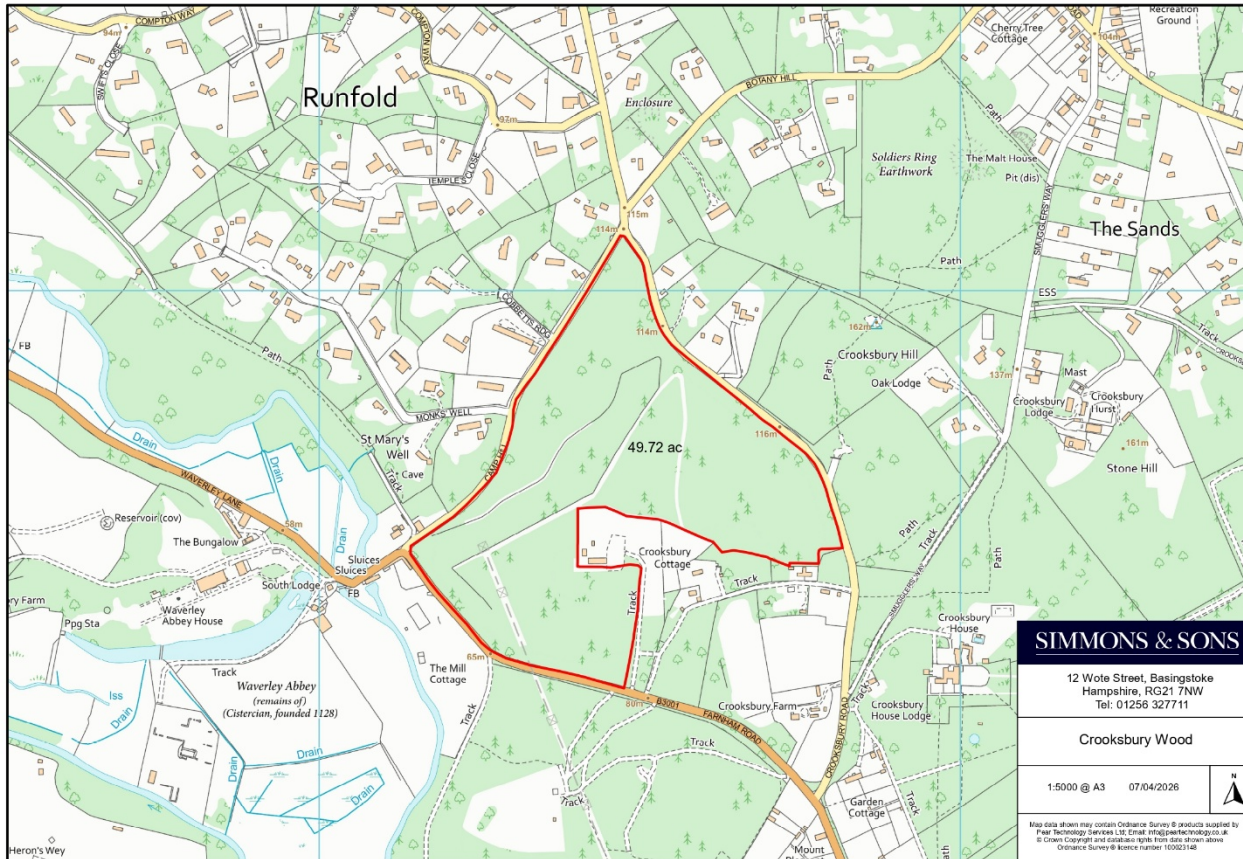
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### **Planning**

The property is situated within the Surrey Hills National Landscape and is also designated as Greenbelt. Interested parties are advised to make their own enquiries in respect of planning matters.

### **Local Authority**

Waverley Borough Council  
The Buryes  
Godalming  
Surrey  
GU7 1HR  
01483 523333



## Viewings

The property may be viewed in daylight hours by persons holding a set of these particulars. Please register your interest prior to viewing the property. The property may be viewed on foot only at your own risk. Neither Simmons & Sons nor the landowner accept any liability for any consequential injury to persons within the property howsoever caused.

Simmons & Sons Surveyors LLP

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