



# Lot 3 Land at Temple Wood Estate

Capel, Dorking, Surrey, RH5 5HJ

Batcheller  
Monkhouse

Our Corner of England



# LOT 3 LAND AT TEMPLE WOOD ESTATE

An appealing block of pasture land near the village of Capel.  
In total approximately 5.76 acres (2.33 hectares).

- Relatively Level
- Road Frontage
- Mature Hedging
- Approximately 5.76 acres (2.33 hectares)



## DESCRIPTION

An opportunity to acquire a relatively level block of pasture land with good road frontage and easy access to the A24. Situated in a secluded rural location surrounded by a mixture of woodland and farmland.

## AMENITIES

**Local:** The village of Capel, with Parish Church, Public House and Village Stores, lies about 1.1 miles north west. Ruspur approximately 5.5 miles to the south.

**Towns:** 8.5 miles north of Horsham, 6.7 miles south of Dorking and about 10.7 miles west of Gatwick Airport.

**Transport:** Horsham train station 8.2 miles, Warnham train station is about 6.6 miles. A24 to London, Gatwick Airport and the national motorway network.

## DIRECTIONS

From Capel village, which lies just off the A24, turn east opposite the church by the garage into Vicarage Lane. Follow the lane to the point where the road bears sharp left. Turn right into Temple Lane and continue for approximately 0.7 miles. The entrance to the land will be found on the right hand side.

**What3words:** ///jolly.cake.deeply

## ADDITIONAL INFORMATION

**Local Authority:** Mole Valley District Council, Pippbrook, Dorking, RH4 1SJ. Telephone: 01306 885001. Website: [www.molevalley.gov.uk](http://www.molevalley.gov.uk)

**Services (not checked or tested):** No services connected.

**Agent's Note:** Purchaser will be responsible for livestock fencing any existing gateways or openings into adjoining land.





**Rights and Easements:** The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements. Footpath Route 191 crosses the northern boundary east to west.

**Plans and Areas:** These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure and Possession:** Freehold.

**Land Registry Title Number:** SY658258 (part).



**GUIDE PRICE £150,000**

### Viewings

For an appointment to view please contact our Pulborough Office  
Telephone: 01798 872081 Email: [sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Please take a set of these particulars when viewing and beware of potential rural hazards including livestock. Ensure gates are shut at all times.

Battle  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

Haywards Heath  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

Pulborough  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Tunbridge Wells  
01892 512020  
[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)

**NOTE:**

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

[batchellermonkhouse.com](http://batchellermonkhouse.com)



**Lot 3 Land at Temple Wood Estate, Temple Lane, Capel, Dorking, Surrey, RH5 5HJ**



50m  
Scale 1:2500 (at A4)

For identification purposes only and excluded from any contract

Produced on Jun 14, 2024  
© Crown copyright and database right 2024. Licence number 1000496321

