

A well placed and accessible village paddock

Approx. 5.87 acres (2.37 ha)

**Off Furzen Lane
Ellens Green
Rudgwick
Surrey, RH12 3AR**

Freehold for Sale

OFFERS IN EXCESS OF £150,000

www.rhrwclutton.com

SITUATION

The land lies on the south side of Furzen Lane just off the B2128 with Rudgwick (1.5 miles) to the south and Ewhurst (3.3 miles) to the north. Horsham is just 8 miles away and Guildford approximately 13 miles. Good access to the M25 either via the A24, A3 or M23.

DESCRIPTION

An attractive village parcel of grassland with good access offering a useful grazing paddock. In all about 5.78 acres (2.37 ha).

TENURE AND POSSESSION

The land is offered for sale freehold with vacant possession on completion. At the present time it is on a short term grazing licence for sheep.

SERVICES (not tested and therefore not warranted)

There is an independent mains trough supply

LOCAL AUTHORITY

Waverley District Council - 01483 523333

RIGHTS AND WAYLEAVES

The land is sold subject to and with the benefit of all existing rights of way whether public or private including rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not. A public footpath runs down the eastern side of the western boundary.

PLAN

The plan below is for identification purposes only.

OVERAGE

The vendor will retain an overage on the land for any alternative use for which planning consent is obtained on terms to be agreed.

TOWN AND COUNTRY PLANNING

The property (notwithstanding any description contained in these particulars) is sold subject to any existing Town & Country planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them.

The land is outside the High Weald Area of High Landscape Value.

HEALTH AND SAFETY

There are no known issues but due care must be exercised when walking the land and please leave dogs behind.

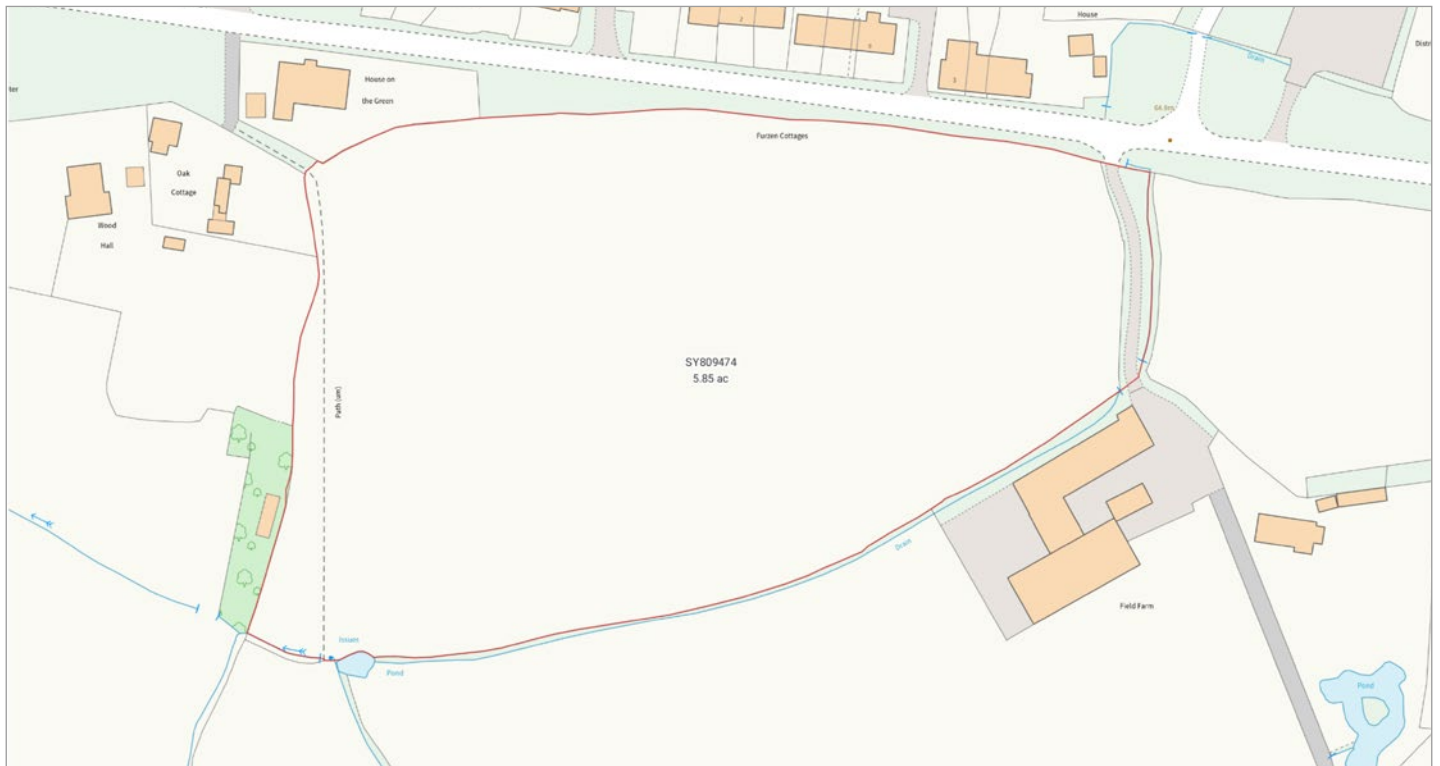
DIRECTIONS (RH12 3AR)

From the south come off the A281 in Bucks Green to Rudgwick, proceed through the village and in Ellens Green turn right into Furzen Lane and the land can be seen shortly on the right hand side.

From the north at Ewhurst proceed south on The Green, fork left at the Somersbury Lane, join the A2128 to Ellens Green and then turn left into Ellens Lane and the land will be seen on the right.

VIEWING

Strictly only by confirmed appointment with the sole agents RH & RW Clutton - 01342 410122 or 01798 344554



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