



Land at Folly Farm

Folly Lane, Holmwood, Dorking, Surrey, RH5 4NH

Batcheller
Monkhouse

Our Corner of England



LAND AT FOLLY FARM

An attractive parcel of grassland with fine views towards surrounding countryside, about 3.2 miles from the centre of Dorking. Total approximately 21.27 acres (8.61 hectares). Available as a whole.

- Gently Undulating Pasture Land
- Some Woodland Copse
- Good Road Access (A24)
- Gated Entrance
- Fine Views
- Water Connected
- Divided into 3 Useful Fields
- Approximately 21.27 Acres (8.61 Hectares)



DESCRIPTION

An opportunity to acquire farmland with easy access from Horsham Road (A24), conveniently located close to Dorking and in a wonderful rural setting. The land is within an Area of Outstanding Natural Beauty, and benefits from fine views including wooded hills.

AMENITIES

Towns: Dorking (approximately 3.2 miles) with comprehensive range of shops, restaurants and amenities.

Transport: Almost immediate access to the main A24 London to South Coast road and three railway stations in Dorking including one mainline service to London Victoria.

Leisure: Immediate public bridlepath access for hacking and walking. Beautiful countryside closeby including Abinger Forest.

DIRECTIONS

From Beare Green roundabout head north towards London and Dorking, (passing the Esso fuel station on the opposite side of the road), after 1.5 miles almost immediately after passing the 'Emporium', take the next turning left into Folly Lane. Proceed for 0.1 miles where the five bar gate to the land will be found on the right hand side. **What3Words:** ///jungle.mostly.leaned

ADDITIONAL INFORMATION

Local Authority: Mole Valley District Council, Pippbrook, Reigate Road, Dorking, Surrey, RH4 1SJ. Telephone: 01306 885001 Website: www.molevalley.gov.uk

Services (not checked or tested): Water is connected. The successful purchaser will be responsible for installing a sub meter.

Access: A right of way will be granted along the entrance track shown cross hatched brown on the sale plan. Future maintenance will be shared equally between the successful buyer and the vendor.



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. There is a public bridlepath running along side the land east to west, but not crossing onto the land at any point.

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, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold with vacant possession on completion. Land Registry title number SY726060 (part).

Restrictive Covenants: The land will be sold subject to the following:

- Only one dwelling may be erected on the site (subject to planning permission being granted).
- No commercial buildings of any description.
- No commercial pigs or poultry enterprise will be permitted.
- The siting of caravans, mobile homes, chalet style buildings will not be permitted.

EGS/12/02/2024



GUIDE PRICE £340,000 - £360,000

Viewings

For an appointment to view please contact our Pulborough Office, telephone 01798 872081

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

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
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;

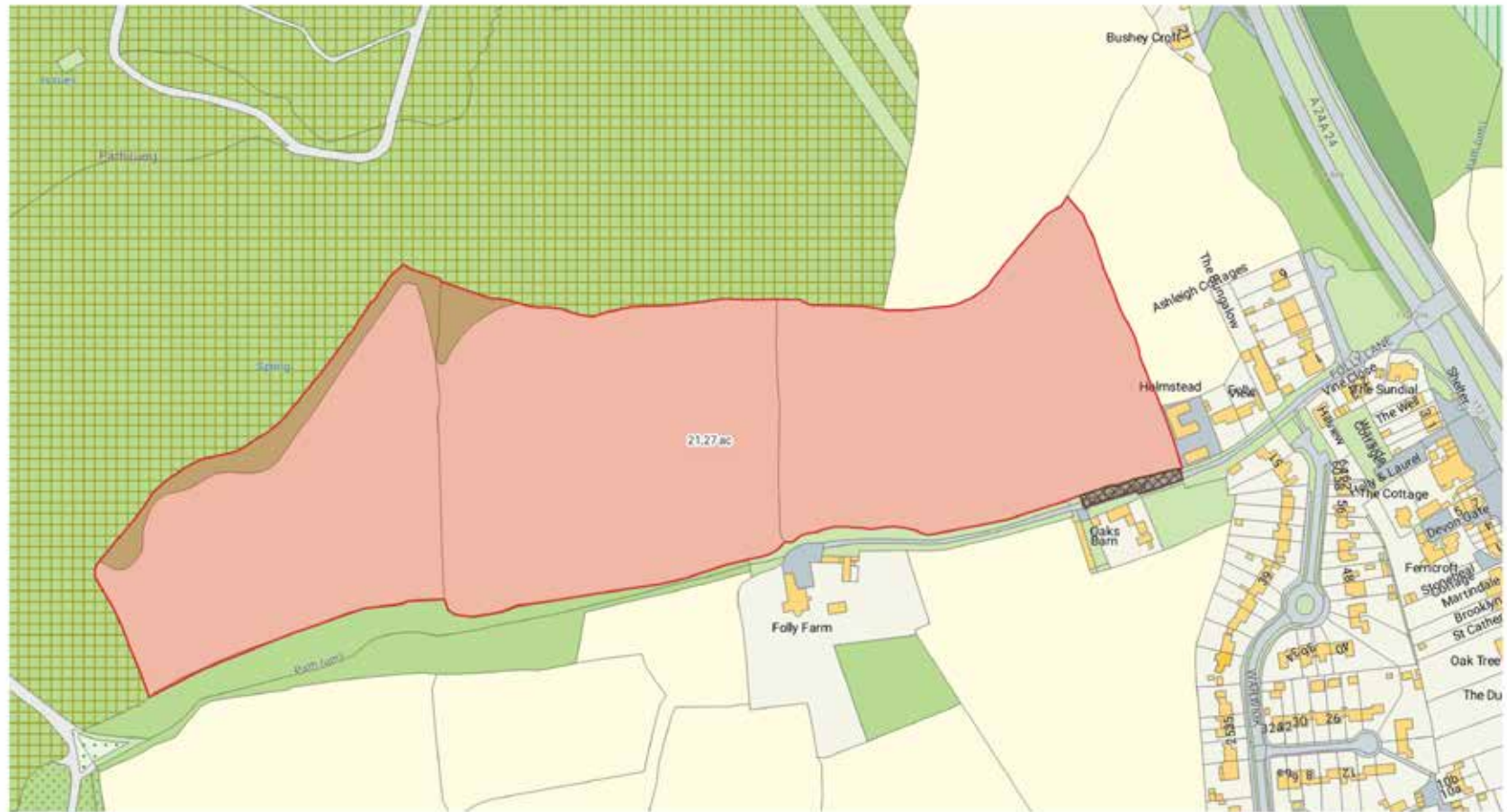
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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.

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