



AN APPEALING PARCEL OF LAND WITH A PILLBOX

off Bowerland Lane/Haxted Road
Lingfield, Surrey RH7 6DF

14.45 acres (5.85 ha) altogether

Freehold for sale as a whole or in two lots

GUIDE PRICE (for the whole) - £150,000



SITUATION

The land lies 1½ miles to the north of Lingfield, Blindley Heath on the A22 is 3 miles to the west and to the east Edenbridge is 4 miles.

DESCRIPTION

LOT 1 - 1.50 acres (0.61 ha)

A useful grass paddock at the northern end of the road.

LOT 2 - 12.95 acres (5.24 ha)

An interesting parcel of accommodation land which could easily be brought back in hand. The eastern boundary is formed by the East Grinstead/Victoria railway line and the southern boundary by the Ray Brook. Substantial drainage dykes criss cross the land. Towards the south east corner is a pillbox with a water tank on the roof. There is another small building and lorry body. The cross hatched area refers to an area occupied by the vendor for many years.

TENURE AND POSSESSION

The land is offered for sale freehold with vacant possession on completion.

SERVICES (not tested and therefore not warranted)

There is no mains water supply. A previous owner had an extraction licence for the brook to feed the tank on the pillbox.

LOCAL AUTHORITY

Tandridge District Council - 01883 722000

RIGHTS OF WAY

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. The land itself is not crossed by any public footpaths.

Access to the land from the road is by right of way. If Lots 1 and 2 are sold separately a right of way will be reserved over Lot 1 to access Lot 2.

SPORTING, TIMBER AND MINERAL RIGHTS

In so far as they are owned, they are included in the sale.

BASIC PAYMENT SCHEME

There are no entitlements to be transferred.

PLAN

The attached plan is for identification purposes only.

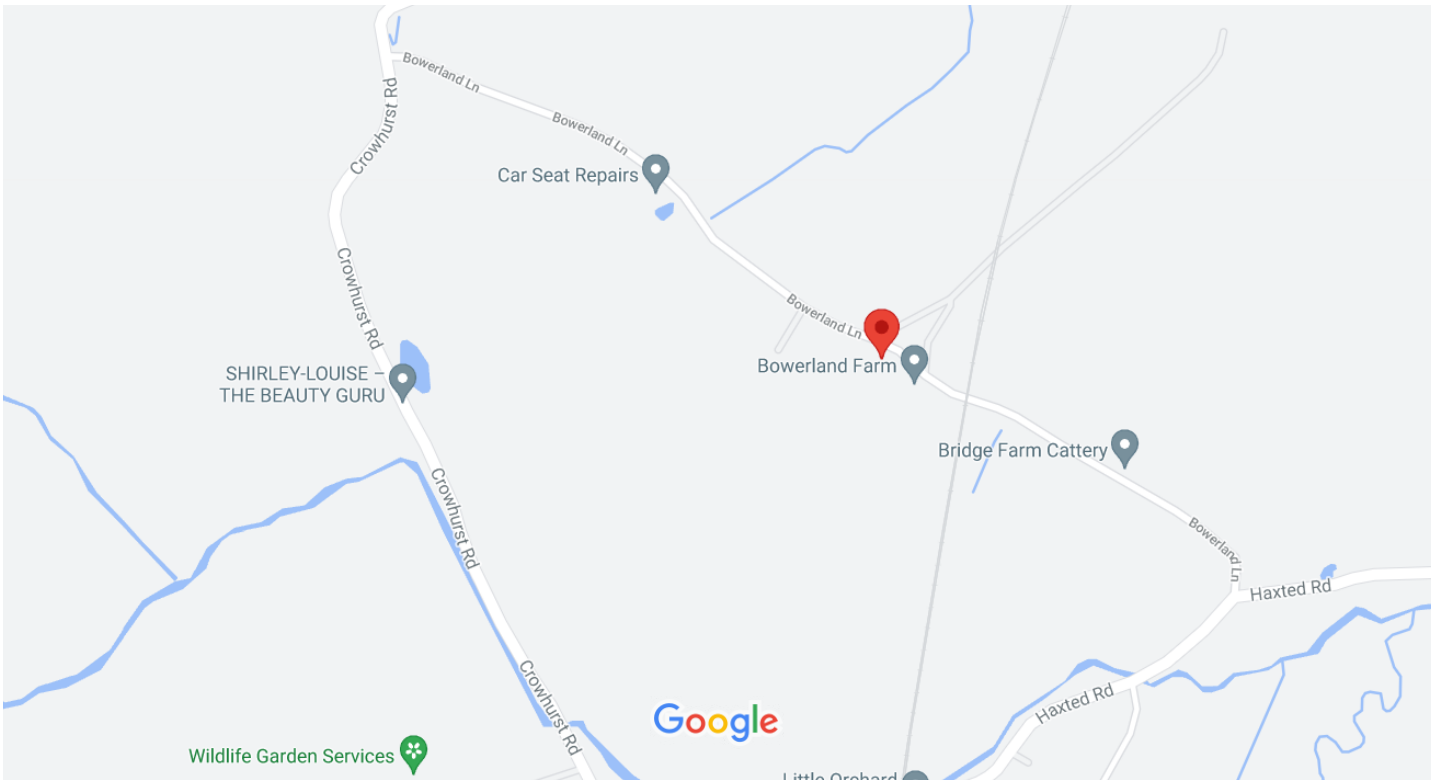
DIRECTIONS (RH7 6DF)

Turn off the A22 at the traffic lights into Ray Lane, follow down and then turn left into Lingfield Common Road which becomes Haxted Road. Follow under the railway bridge and shortly after turn left into Bowerland Lane on the sharp right hand bend and the right of way entrance will be seen on the left after ⅓ mile just after the next railway bridge.

VIEWING

"Open House" style viewings will take place so that access can be granted to potential purchasers. Please ring the agents, RH & RW Clutton on 01342 410122.







The land agency



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