



All enquiries Ref: Chris Glenn

- Freehold Parcel of Woodland
- Extends to some 38 Acres
- Vacant Possession

**Location:**

This is an extensive parcel of freehold woodland located at Dial Green, a hamlet located less than 1 mile to the west of the village of Lurgashall. Whilst lying within this rural location it is far from being remote from communications with the A 3 lying to the north and the A272 to the south. Major commercial and town centre locations in the area include Haslemere (6 miles), Petersfield (15 miles) whilst to the north are the centres of Godalming (13 miles) and Guildford (18 miles)

**Description:**

This lot comprises freehold woodland of various species with the total area extending to some 38 acres. Within the land there are a range of ponds and a lake fed by a natural stream and throughout the land there are various pathways and access routes, please refer to the auctioneers and legal pack as to any 3<sup>rd</sup> party access rights that may be claimed over these. Clearly ongoing woodland management is an opportunity and subject to very strict criteria, planning and other permissions, there are opportunities on woodland generally to build structures and even a residence to be used strictly in association with woodland management. Purchasers considering this as an option must carry out their own investigations and due diligence prior to bidding. The land evidently holds opportunities for leisure, perhaps a private shooting ground in parts however, the land is sold as is on an unconditional basis so buyers must carry out their independent enquiries as to any permissions or other requirements that may be needed for intended use especially given the location with the South Downs National Park

**Total Land Area:**

38 Acres

**To View:**

Prospective purchasers are invited to view at their own leisure without a prior appointment required. We do however request that viewers respect the privacy neighbours opposite and adjacent, do not park in a way that might obstruct entrances and note that the neighbours are not the sellers of this land.

