



A fine quiet parcel of land

**5.57 Acres (2.25ha)
Itchingwood Common
Nr. Oxted, Surrey RH8 0RL**

Freehold for sale

GUIDE PRICE : £ 85,000

SITUATION

The land lies on the north side of Itchingwood Common Road, just inside the eastern boundary of Surrey, 2.8 miles south-east of Oxted, 1.8 miles west of Crockham Hill with Edenbridge to the south being 3.7 miles away.

DESCRIPTION

An attractive small parcel of grassland with a tree surround and good access onto a bridle path close by and Itchingwood Common.

TENURE & POSSESSION

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

SERVICES (not tested therefore not warranted)

The land has an independent water trough supply.

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.

A public footpath runs up the western side of the property.

PLAN

The plan below is for identification purposes only.

TOWN & COUNTRY PLANNING

The property (not withstanding 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.

SPORTING, TIMBER & MINERAL RIGHTS

They are in hand and included in so far as they are owned.

HEALTH & SAFETY

There are no particular issues. There are sheep on the ground so no dogs may be taken out. Please close the field gate if you have to use it.

DIRECTIONS

From the A25/B269 junction east of Oxted turn south onto Wolf's Row, fork left into Pollards Wood Hill, left into Short Lane, right into Grants Lane forking left at Itchingwood Common Road and the land will be seen on the left under the overhead electricity line.

VIEWING

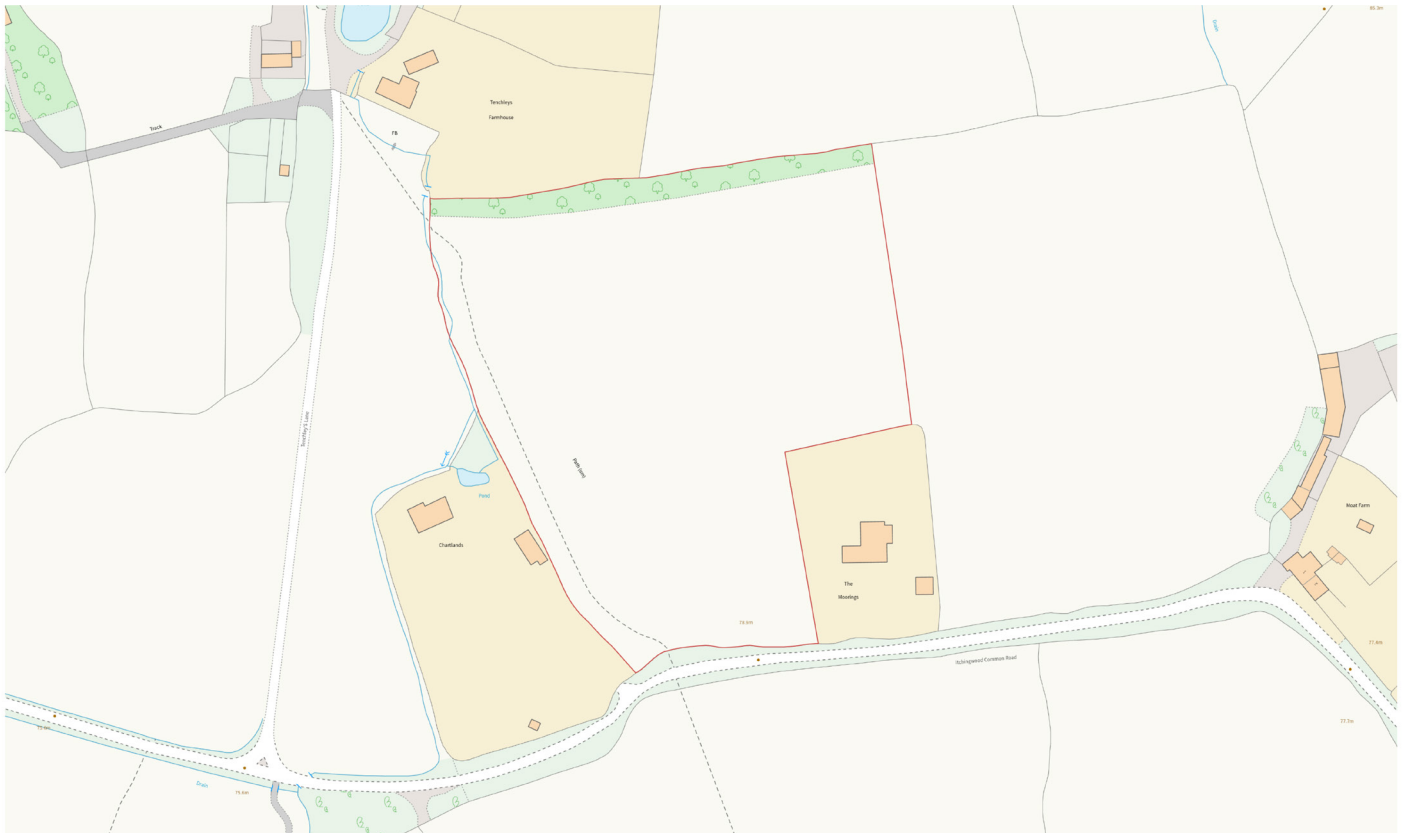
At any time during daylight hours (on foot only) with a set of these particulars providing prior confirmation has been given to the agents, RH & RW Clutton 01342 410122. No dogs may be taken onto the ground.

Further details jamest@rhrwclutton.co.uk,

Tel : DD:01342 305825

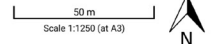


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Total area - 5.57 ac



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