



Land in RH5

Lowerhouselane, Abinger , Dorking,
Surrey, RH5 6LW

£18,000 Starting Bid

Tenure

Freehold

Property features

✓ Freehold Land

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

A parcel of predominantly wooded land situated off Lyefield Lane, Abinger (formerly Lowerhouse Lane).

The woodland comprising of a mixture of mature and naturally established trees, including oak, pine, hazel and ash, together with dense natural undergrowth. The land is offered for sale by reference to the registered Title Plan SY284703. The precise extent of the woodland is difficult to identify on the ground, and the pathway shown in yellow on the Title Plan does not appear to exist as a physical pathway. Prospective purchasers are advised to satisfy themselves as to the extent of the property by reference to the registered Title Plan and their own investigations.

The woodland is in a natural and substantially overgrown condition and prospective purchasers should note that fencing, barbed wire, ditches, fallen trees, brambles and dense vegetation are present. The land is consequently difficult to traverse and appropriate footwear and clothing are strongly recommended for any inspection.

A lay-by is situated close to the south-eastern corner of the parcel and may assist with access for viewing, subject to purchasers making their own enquiries as to access rights.

Purchasers should make their own enquiries regarding any woodland designation and all planning, environmental, forestry and other restrictions affecting the land. Local Authority: Waverley Borough Council.

NB Photos are for reference purposes only, and due to the limitations of the site, may not show the actual area being sold.

Important: Prospective purchasers should exercise particular care when visiting the land due to the presence of barbed wire, fencing, fallen trees, ditches, brambles, dense vegetation and uneven ground, along with the absence of a defined access point. Viewings are undertaken entirely at the purchaser's own risk.

Measured using Promaps - Approx;

Area - 1.095 acres

Perimeter - 869.587ft

Location -

Lowerhouse Lane, located in Abinger Common / Forest Green near Dorking, Surrey (RH5 6LW), is an affluent, scenic rural community situated within the Surrey Hills National Landscape (Area of Outstanding Natural Beauty). The land surrounding by trees, themselves appear to be mainly oaks, pine and self seeded hazel and ash, and it is quite possibly ancient woodland.

Please note, this land has not been inspected.

Price: Starting Bid £18,000

Property Type: Land

Business Type: Other/Unspecified

Parking: None



Lowerhouselane, Abinger , Dorking, Surrey, RH5 6LW

Contact your local branch today for more information on this property:

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

