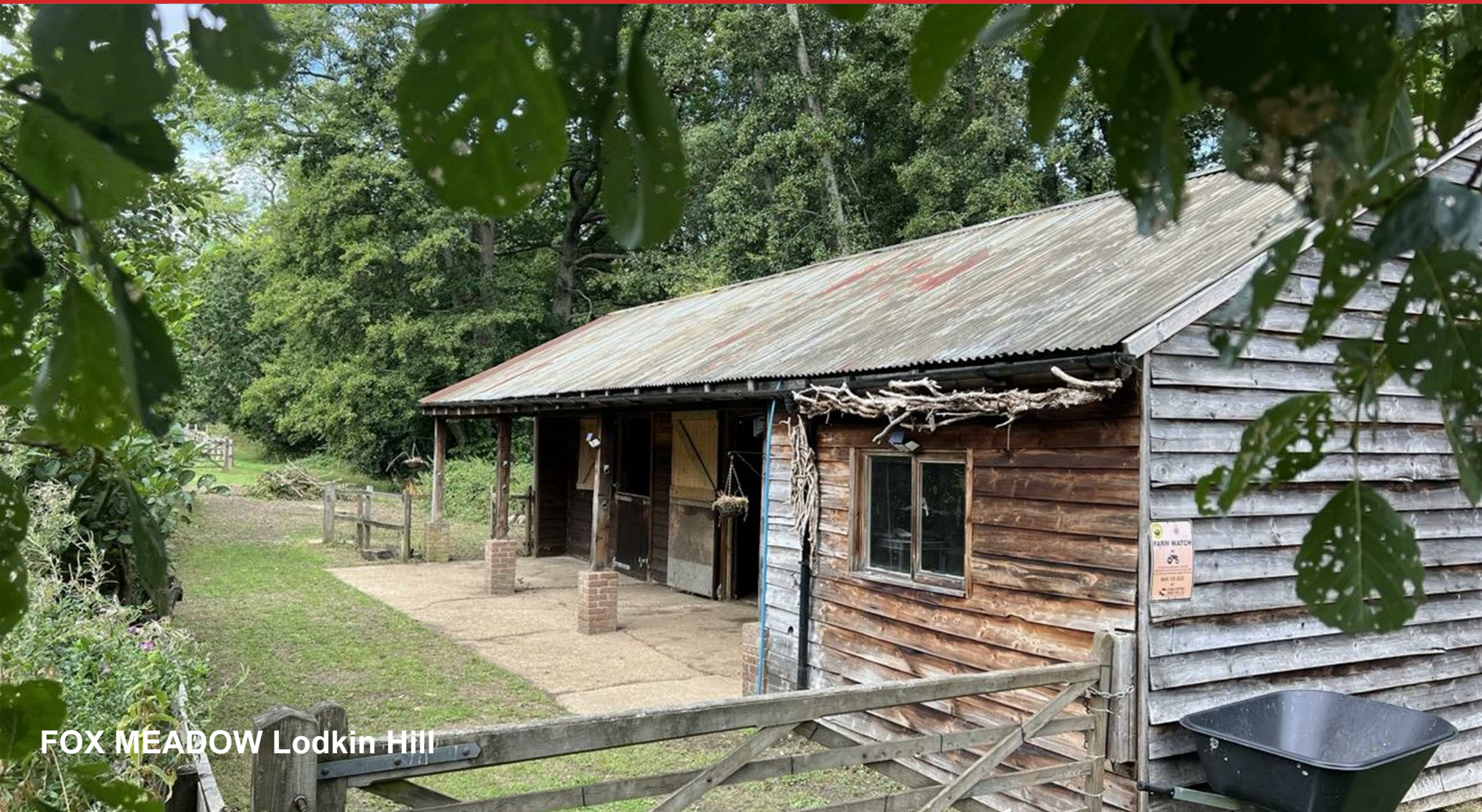




EQUUS

Country & Equestrian



FOX MEADOW Lodkin Hill

Much sought seldom found! Rare opportunity to purchase 5.5 acres (#TBV) of pastureland with private stable yard including 3 loose boxes, tack room and store room situated in a beautiful rural location within the Surrey Hills offering fantastic off road riding and country walks on the doorstep. It is rare that a 'one off' plot like this comes up for sale in this idyllic location and will definitely appeal to those with equestrian interests such as a local person wanting to acquire nearby grazing and stabling or those wanting to purchase a suitable location to take their horses on 'short term holidays'. The whole is also perfect for those keen to buy their own piece of land offering 'a get away from it all' destination for occasional camping and caravanning or as a pension investment. The stables are of timber construction under a pitched roof (overall footprint 15 metres x 8.4 metres) with covered concrete yard area to the front. There is no power which to site which could be rectified through installing a generator or solar power option and the vendor is liaising with the local water company to get the provision of mains water to the location. N.B. this utility will be included in the sale. The pasture is currently laid out as one parcel of land but could easily be divided into paddocks either by stock fencing or electric post and wire. For day to day schooling there is an option to rent a nearby riding arena in hacking distance. eip

LOCATION & AREA AWARENESS

This country and equestrian gem is situated off a quiet lane on the fringes of the village of Hascombe, in an area of outstanding natural beauty, on the edge of the picturesque Thorncombe Valley, known for its lakes and National Trust Land, 'including Winkworth Arboretum offering some of the best scenery in the South of England. Hascombe is situated south of Guildford with an ancient church and village pond and noted White Horse public house. The nearby town of Godalming has an excellent range of shops for daily needs plus main line rail link to London Waterloo with journey times from around 40 minutes. For those with various leisure interests there are a number of golf courses within easy reach, including West Surrey, Bramley, Hurtmore and Chiddingfold, polo at Ewhurst and Cowdray Park; racing at Sandown, Fontwell Park and Goodwood and sailing can be enjoyed at Chichester Harbour.

LAND & GROUNDS / AGENTS NOTE

This land is not suitable for building a property on*. The property is in GREEN BELT. The property is also in the AONB (AREA of OUTSTANDING NATURAL BEAUTY) Planning Permission: developments are heavily restricted and usually refused unless exceptional circumstances apply. Even building a single new home on an empty plot in the open countryside requires full planning permission and faces rigorous scrutiny and generally is refused.

*If you wish an opinion on the usage of land you will need to engage with an independent planning consultant at you own cost.

The acreage and land shown or stated on any map, plan or particulars is #TBV (To Be Verified). A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

MATERIAL INFORMATION

TENURE: Freehold
PROPERTY TYPE: Stables | PROPERTY CONSTRUCTION: Timber | PARKING: Off road
LOCAL AUTHORITY: Waverley | TAX BAND: N/A | EPC RATING: N/A

SERVICES

HEATING: N/A | SEWAGE: N/A | WATER SUPPLY: Not yet connected, TBC | ELECTRICITY SUPPLY: Not connected

ADDRESS / DIRECTIONS

Fox Meadow, Lodkin Hill, Hascombe, Nr Godalming, Surrey GU8 4JP
USE THIS LINK TO WHAT3WORDS
<https://w3w.co/saving.salary.signs>

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:
www.floodrisk.co.uk
www.environment-agency.gov.uk
www.landregistry.gov.uk
www.homeoffice.gov.uk
www.ukradon.org
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
Equus Country & Equestrian, South East/South West
T: 01892 829014
E: sales@equusproperty.co.uk
W: www.equusproperty.co.uk
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By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or always supervised. Livestock

DISCLAIMERS

1. These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, any information given is entirely without responsibility on the part of Equus International Property Ltd.
2. Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. We advise you to confirm the details of any such material information prior to any offer being submitted. We will use reasonable endeavours to update if there are changes as soon as practical.
3. The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
4. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
5. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
6. VAT may be payable.

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Guide price £300,000





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