



Miggs Lane, Haslemere, Surrey
Guide Price £225,000 Freehold

**BERRYHILL MIGGS LANE FERNHURST
HASLEMERE SURREY GU27 3EZ**

Guide Price £225,000

Amenity/recreation land	Approximately 6.6 acres
Two ponds	Timber storage shed
Bounded by the River Lod	Rural location
Haven for flora and fauna	



**A very unusual piece of West
Sussex bounded on one side by
the River Lod, totalling
approximately 6.6 acres (2.67 ha).**

THE PROPERTY

Totalling approximately 6.6 acres (2.67ha) the land has two neglected ponds and a timber storage shed 8.5m x 3.5m in need of repair.

This tranquil and secluded land could be suitable for a variety of recreation and country pursuits, subject to the necessary consents.



SITUATION

Set within the South Downs National Park, the land is located within easy reach of the village amenities which include school, newsagent/general store, Post Office, greengrocer, chemist, hairdressers and doctors surgery. Fernhurst is surrounded by beautiful countryside giving the opportunity for scenic walks and riding. Nearby Haslemere offers a comprehensive range of shops including Waitrose, Tesco, M & S Food and Boots along with boutiques, restaurants, public houses and coffee bars including Costa and a main line rail connection into London Waterloo from 49 minutes. Midhurst to the south provides shopping facilities for most day to day needs together with restaurants, coffee/teas shops and hotels. Nearby Cowdray Park provides polo and golf together with the Cowdray Park Farm Shop and Cafe also within easy reach are Goodwood Racecourse, motor circuit and House which are home to the world famous Festival of Speed and Revival events.

THE GROUNDS

PLANNING

There is lapsed consent for commercial fish rearing ponds Ref: FH/78/92

SERVICES

There are no services connected although we understand there are some services in the road. There is a borehole for water - subject to extraction rights.

ACCESS

is via a gate off the entrance to Miggs Lane which leads to a track leading through the land to the shed.



Fernhurst village centre 1 mile
Haslemere town centre 4 miles
Midhurst 4 miles

All distances approximate



LOCAL AUTHORITY

Chichester District/South Downs National Park

1st March 2021 MPS

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then second left up Shepherds Hill (A286 Midhurst). Continue on and about one mile after passing through the centre of Fernhurst turn left into Miggs Lane just before the right hand bend. The entrance to the land will be found after a short distance on the right.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

