



**Church Lane, Brook, Godalming, Surrey**  
**Guide Price £750,000 Freehold**



**BARNFIELD CHURCH LANE  
BROOK, GODALMING SURREY GU8 5UQ**

**Guide Price £750,000**

Investment  
opportunity

3,500 sq ft barn

5.39 acres

Telephone mast  
with income

Services connected



**A 5.39 acre parcel of land with a  
3,500 sq ft barn having services  
connected, neglected manège  
and telephone mast with income  
providing an interesting  
investment/storage opportunity.**

**THE PROPERTY**

Offers are sought on an unconditional basis, although a joint venture planning option, subject to terms and conditions will be entertained. Cash buyers only. Proof of funds will be required.

The telephone mast provides an income of £1,500 per annum (2020)

Internal viewings by appointment, external viewings can be carried out at your convenience.





## SITUATION

Barnfield is conveniently situated for the village centre of Brook with its village green and Dog & Pheasant public house. Nearby Witley and Chiddingfold villages have a good range of local amenities including shops, pubs and churches with Witley also having a main line station serving London, Waterloo. The area is generally well served with state and private schools including King Edwards, Barrow Hills prep, Witley Primary School, Rodborough Comprehensive at Milford and Chandlers Junior School in Witley. The towns of Godalming and Haslemere are within easy reach and provide more comprehensive facilities along with main line stations into London Waterloo. The whole area is surrounded by many miles of countryside much of it National Trust owned.

## FURTHER INFORMATION

The property has been the subject of recent enforcement action (Ref: EN/2018/03) against the owner for residential occupancy. The floor plans show how the property is currently laid out with accommodation on the first floor. The ground floor area is around 3,000 sq ft and the breach in Planning can be clarified with the vendors architects - Homezone Architectural & Project Management 07780 823131 [homezonearch@btconnect.com](mailto:homezonearch@btconnect.com)



Witley main line station 1.6 miles  
 A3 Access Point 3.5 miles (Milford)  
 Haslemere High Street 3.8 miles  
 Haslemere main line station 4.5 miles  
 Godalming 5 miles  
 Guildford 9.9 miles

All distances approximate

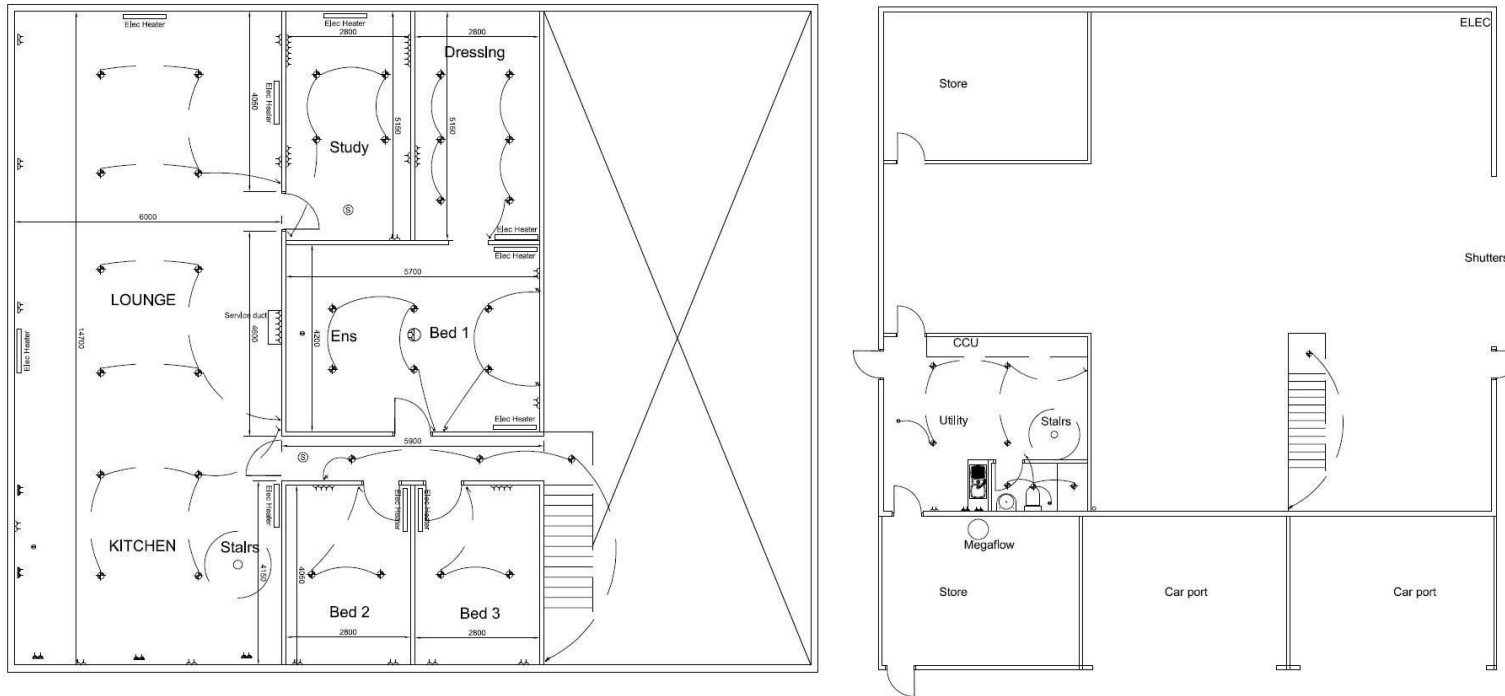


## LOCAL AUTHORITY

Waverley Borough Council.

## SERVICES

Mains water and electricity are connected  
Private drainage



## CG HASLEMERE OFFICE

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## DIRECTIONS

From our office in Haslemere, proceed in a northerly direction, continuing through the village of Grayswood and passing Haslemere Garden Centre on the right. At the brow of the hill, just prior to entering Brook village, turn right into Sandhills. At the staggered junction continue straight over into Church Lane. Continue for approx.  $\frac{3}{4}$  of a mile and the entrance to Barnfield will be found 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

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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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AUCTION ROOMS  
T: 01483 223101

