



**LAND AT BENWELL WOOD, THE RIDGEWAY, WOKING, SURREY, GU24 0EP
GUIDE PRICE - £60,000 - FREEHOLD**

**AREA OF WOODLAND FOR SALE & ROADWAY
MIXED WOODLAND
LOCATED JUST OUTSIDE BROOKWOOD VILLAGE**

**2.9 ACRES (1.17 HA)
IDEAL FOR AMENITY AND RECREATIONAL USE
WOKING TOWN CENTRE APPROX. 4 MILES**

THE PROPERTY

Opportunity to acquire an area of woodland, which extends to approximately 2.898 acres (1.17 ha), accessed off Sheets Heath Lane; a private unmade road, which leads to a number of detached family houses in good sized plots and also to Benwell Road.

The land is laid to unmanaged woodland and includes a section of Benwell Road to its northern boundary with the north and eastern boundaries being fenced.

The land is relatively level and according to the Land Registry document, has a frontage of 150 feet and a depth of 250 feet and is rectangular in shape.

The land is held under HM Land Registry Title number: SY76715 and also includes an area of Benwell Road over which rights of access exist to the adjoining properties.

There do not appear to be any services connected and interested parties should make their own enquiries in this regard.

Local Authority: Woking Borough Council

Note: The land is situated in the Green Belt and therefore in accordance with the planning policy guidelines, there is a strong presumption against any form of development being acceptable in this location, and we have valued the property as such, with no latent development potential.

Note: The land will be sold with a development overage provision for a period of 40-years.

SITUATION

Benwell Wood almost backs onto the Brookwood recreation ground, the area being located just outside the heart of the village of Brookwood with its local range of shops and railway station only a few hundred yards away. The larger town of Woking is approximately 4 miles distant with a comprehensive range of shopping, social, recreational and educational facilities.

DIRECTIONS

SAT NAV REF: (Post Code: GU24 0EP)

Proceed along Sheets Heath Lane and cross the narrow bridge over the canal and bear right. Follow the road towards the end and turn right into Benwell Lane, where the woodland can be found on the right-hand side.