



**LAND AT RIDGEWAY WOOD, THE RIDGEWAY, WOKING, SURREY, GU24 0EP  
PRICE GUIDE - £150,000 - FREEHOLD**

**AREA OF WOODLAND FOR SALE  
MIXED WOODLAND WITH STREAMS & DRAINAGE DITCHES  
LOCATED JUST OUTSIDE BROOKWOOD VILLAGE**

**9.7 ACRES (3.93 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 9.7 acres (3.93 ha). The Ridgeway, a private residential road, leads to a number of detached family houses in good sized plots. Within the wood there are a number of water courses/ditches, with the southern boundary being separated from the Basingstoke Canal by a road and towpath. The land is relatively level in nature with a former access track on the south western boundary (at present not in use).

Ridgeway Wood comprises an extensive area of unmanaged woodland comprising oak, ash, cherry, birch, beech, sycamore and sweet chestnut. The remainder being dense woodland intersected by various water courses which could be used to create a water feature and backing onto the towpath of the Basingstoke Canal on the southern boundary.

The property is held under part of the HM Land Registry Title number: SY9665 and measures approximately 9.7 acres (3.93 ha).

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

Ridgeway Wood has a long road frontage to the south, fronting the Basingstoke Canal and Sheets Heath Lane; a private residential road, 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. The land lies immediately in front with the former access being a short way along on the left-hand side.