



THE ORCHARD, LAND AT BURROWS LEA, HOOK LANE, SHERE, GUILDFORD, SURREY, GU5 9QG
OFFERS IN THE REGION OF £150,000 - FREEHOLD

GENERAL DESCRIPTION

The property constitutes approximately 2-acres of pasture land with superb views across the Surrey Hills AONB towards Winterfold Forest. The location of the property provides some excellent hacking and links to bridleways. The property benefits from shared vehicular and pedestrian access and a fresh water supply.

List of improvements/orchard establishment work our clients have carried out since purchasing the land:-

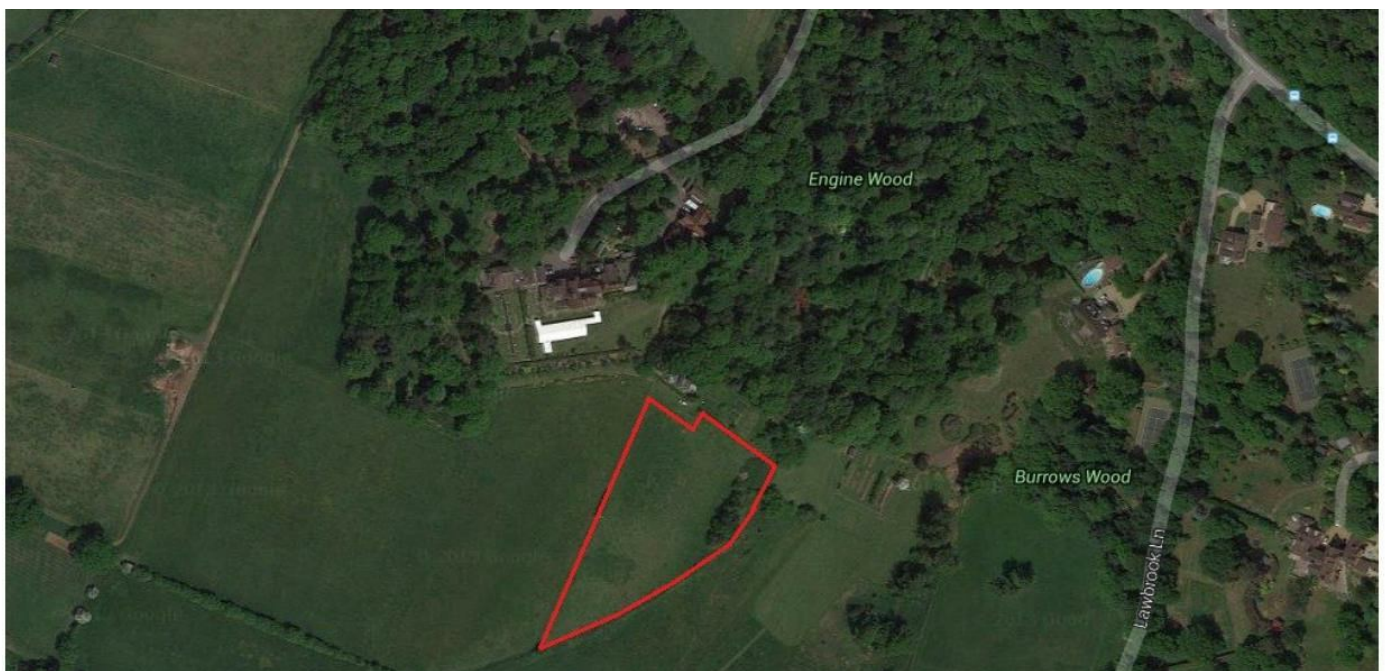
- Installed new deer & rabbit fencing with rabbit fencing taken down to 2-3 ft below ground level;
- Planted 400 apple trees (4 varieties supplied and planted by Frank P Matthews) on tall spindle/trellis system with trellis in place for a further 200 trees;
- Conditioned soil to increase acidity suitable for growing blueberries on the lower part of the orchard;
- Planted 750 blueberry bushes (5 varieties supplied and planted by Frank P Matthews);
- Installed underground water tanks to capture up to 10,000 litres of water and act as reservoirs for irrigation system;
- Installed metered mains water supply and metered mains electricity supply via Burrows Lea Healing Sanctuary;
- Installed computer controlled irrigation system to provide water to all trees and bushes in the orchard as needed.

Looking ahead to next year's harvest, it is expected the apple trees shall produce 3.7 tonnes of fruit and the blueberries 2.0 tonnes of fruit. As the trees/bushes mature in 2025 and 2026, this is expected to increase to 7.2 tonnes / 3.1 tonnes and 10.9 tonnes / 4.2 tonnes respectively.

This is located near the picturesque Surrey village of Shere; a beautiful, quintessential English village with its pretty period cottages, village square and stream with ducks running through the centre; it provides local shops for day-to-day needs including a Co-Op, two public houses: The White Horse and The William Bray, The Dabbling Duck cafe and Hilly's Teashop, as well as Kinghams fine dining restaurant. Also, nearby towns of Guildford & Dorking are within easy access.

SITUATION

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