



## Land at Muddy Lane

Off Prestwick Lane, Grayswood, Haslemere, Surrey GU27 2DY

Batcheller  
Monkhouse

# Land at Muddy Lane

About 12.2 acres situated in a picturesque rural location on the edge of Grayswood.

- Situated at the end of a no through track
- Delightful location bordering woodland
- 2 overgrown fields
- Ideal for equestrian or smallholding purposes
- Approx 12.2 acres (4.94 hectares)



## SITUATION

The land lies in an unspoilt picturesque location on the eastern edge of Grayswood, adjoining woodland. Grayswood has local amenities, and about 2 miles away is the popular small country town of Haslemere with a variety of independent shops, other amenities and a train service to London (Waterloo). Excellent hacking and walking is available through adjoining countryside via local public bridlepaths and footpaths.

## DESCRIPTION

The land is tucked away at the end of a no through track and currently comprises two fields of rough pasture and scrub which provide a haven for wildlife. There is scope to improve for equestrian or smallholding purposes. It extends in all to approximately 12.2 acres (4.94 hectares)

## ADDITIONAL INFORMATION

**Local Authority:** Waverley Borough Council  
The Burys, Godalming, Surrey GU7 1HR  
Telephone: 01483 523583 [www.waverley.gov.uk](http://www.waverley.gov.uk)

**Services (not checked or tested):** It is understood that no services are currently connected.

**Rights and Easements:** The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other way leaves or easements. There is public bridlepath crossing the land between the two fields. There is understood to be a right of way through the land for the adjoining owner for timber extraction purposes only.



**Plans and Areas:** These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number SY563389 (part).

## DIRECTIONS

From the centre of Haslemere, proceed northwards on the A286 towards Milford. After approximately 1.4 miles, turn right in Grayswood before the Church and cricket ground into Lower Road. Continue for about 500 metres, and at a crossroads proceed straight over into a track known as Muddy Lane. Proceed to the end where a gate leading to the land will be found.

RMP/04.07.2019



## VIEWINGS

For an appointment to view please contact our Pulborough Office:

T 01798 872081 E [sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock and ensure gates are shut at all times.

**Battle**  
01424 775577

[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

**Haywards Heath**  
01444 453181

[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

**Pulborough**  
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[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

**Tunbridge Wells**  
01892 512020

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**London**  
Mayfair Office

[mayfair@batchellermonkhouse.com](mailto:mayfair@batchellermonkhouse.com)

For Identification Purposes Only - Not to Scale



NOTE:  
Batcheller Monkhouse give notice that:  
1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;  
2. The particulars do not constitute any part of a Contract;  
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;  
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;  
5. All measurements and distances are approximate;  
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;  
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;  
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

