



LAND & DEVELOPMENT

FOR SALE ACCOMODATION LAND

CLEWS LANE, BISLEY, WOKING, SURREY

7.97 Acres (3.22 ha)

For Sale by Private Treaty (offers invited)



Bisley, Woking

7.97 acres

LOCATION

The land is situated on the outskirts of Bisley east of Clews Lane, north of Guildford Road and south of Church Lane.

DESCRIPTION

Historically, the land is annotated as 'Nursery', currently used for equestrian purposes. There is vehicular access from Clews Lane and footpath access from Church Lane.

PLANNING

Although the land is within close proximity of residential development in Bisley, there are a number of planning constraints, namely, it adjoins St. John the Baptist's Church and is designated Green Belt.

RESTRICTIVE COVENANT

A Restrictive Covenant restricting residential development benefits a neighbouring family. Negotiations have been undertaken to lift the restriction in the event of a planning consent for residential development being obtained. Further details are available from the Agents.

OVERAGE

An Overage exists over the property of 15% expiring on 24th September 2035. The base value is either Market Value or £210,000 which ever is the greater. Further details are available from the Selling Agent.

SERVICES

Metered mains water is available.

VIEWING

At any reasonable time with a copy of the sales brochure.

PUBLIC RIGHTS OF WAY

There are public footpaths across the land.

TENURE

The property is freehold with vacant possession on completion. The property is in the ownership of a Company.

VENDOR'S SOLICITORS

Tanners, Lancaster House, Thomas Street, Cirencester GL7 2AX (Tel. 01285 659061).



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