

FREEHOLD FOR SALE

For Sale conditionally or unconditionally

A rare and outstanding Plot of Land approx. 1.4 ha (3.43 acres)

Offers in the region of £750,000 Subject to Contract

**Set off the Reigate Road in Buckland.
A Village recorded in the Domesday
Book and within the Surrey Hills AONB.
The ancient route of Pilgrims Way runs
through the north of Buckland Village.**

This is a unique and interesting opportunity to acquire a beautiful parcel of land with mature trees and wonderful woodland glades and open areas. There are, and have been buildings on the site and has the benefit of two vehicular entrances.



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- Buildings include large Garage / Store, private driveway, entrance to the West
- Possible Residential use Subject to Planning (STP)
- A Mobile Summer House and sundry smaller buildings
- Suitable for Leisure activities STP
- Suitable for Bio Diversification Net Gain Offset STP
- Many other uses, all STP
- Shared access to the east of the site
- Magnificent mature and specimen trees
- There will be an overage clause in any sale contract



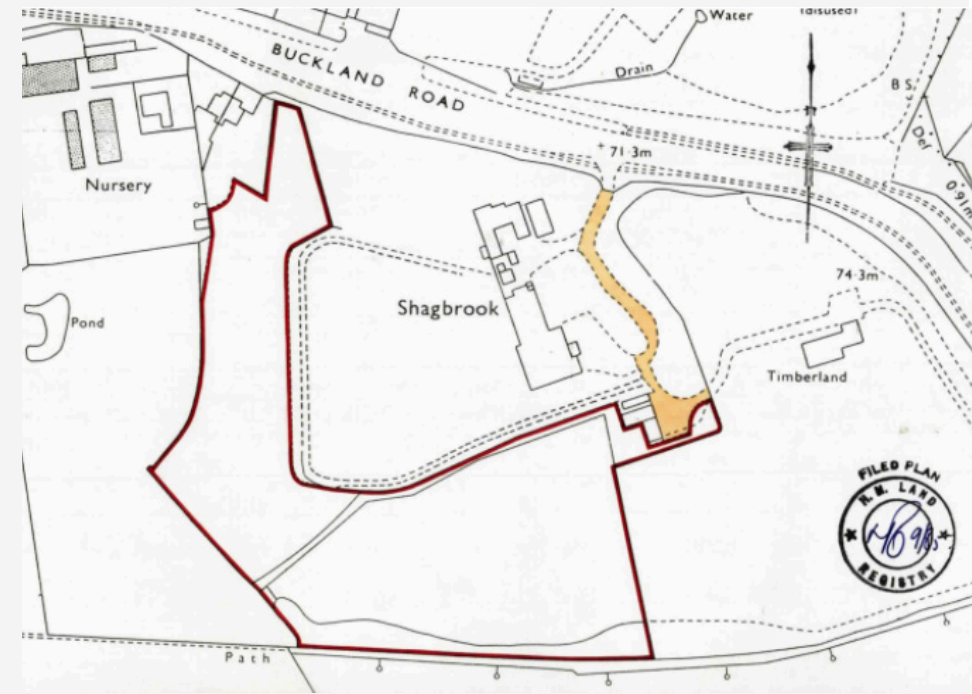


**Viewing strictly
by appointment**

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OS extract Not to Scale





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property

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