



**Alderbrook Copse, Dick Lane, Smithwood Common, Cranleigh
Freehold**



**ALDERBROOK COPSE DICK LANE, SMITHWOOD
COMMON
CRANLEIGH GU6 8QU**

Outstanding location with
far reaching views

Approximately 14.03 acres in
total

Suitable for a range of
alternative uses, subject to
planning

Access via a made up track

Permitted Development for
Forestry Building

Commercial Christmas tree
opportunity

Situated in the stunning
Surrey Hills

No onward chain



THE PROPERTY

A superb opportunity to acquire approximately 14.03 acres of undulating land with far reaching views towards the South Downs; as far as the English Channel. The property benefits from planning permission (General Permitted Development) for a Forestry Building comprising some 644sqft (59.87sqm), the building was consented under application AG/2004/0002 in April 2004 and has been implemented.

The property has previously been used as a Christmas Tree farm, supplying both local homes, businesses as well as the Royal Household. There is a mixture of Nordman Fir, Noble Fir and Norway Spruce trees standing on the land, of varying heights and sizes.

In addition to being a potential commercial venture the property could also be used for a range of amenity activities, including camping, glamping and outdoor recreation. Subject to the necessary consents.

The property is well maintained and enjoys several mown glades, allowing good access around the land. The land is predominately fenced, including rabbit and deer fencing to aid in protecting standing timber. There is a timber log store and further workshop on the site.



LOCAL AUTHORITY

Waverley Borough Council

SERVICES

Whilst there are no mains services available, we understand that there are several natural springs on the property, with electricity nearby. We have not conducted any surveys or investigations on title in this regard.

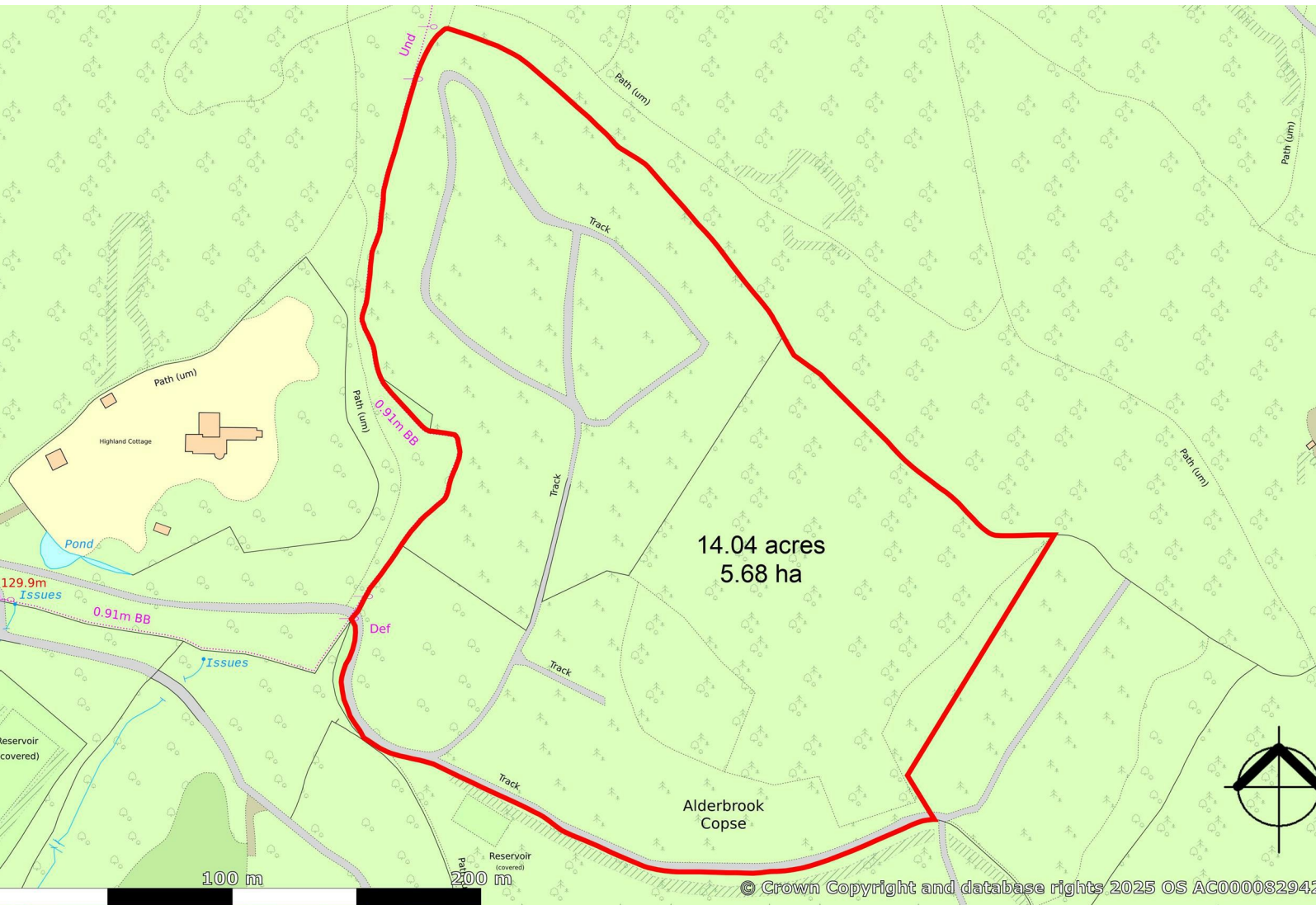
ACCESS

Access is made via a gated, made-up track off Dick Lane, of Alderbrook Road.

22nd January 2025

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.



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