

# Woodland at Rook Lane

Chaldon, Caterham, Surrey, CR3 5AQ



Guide Price: Region £200,000

**Parcel of deciduous woodland extending to 4.07 ha (10.06 acres) in a rural setting within the village of Chaldon**

Please contact our Tunbridge Wells office: 01892 509280 - [t.trotman@batchellermonkhouse.com](mailto:t.trotman@batchellermonkhouse.com)

## SITUATION

The woodland is located in a rural setting within the village of Chaldon and just 2 miles from the centre of Caterham. Caterham provides a large number of amenities, including mainline station, shops, supermarkets and a championship golf course. Both the M23 and M25 are within 2 miles.

## DESCRIPTION

The woodland extends to approximately 4.07 ha (10.06 acres) and comprises mainly deciduous trees including Oak, Hazel and Ash. There are a number of open clearings with low-lying vegetation. To the north of the parcel is an area of Ancient Woodland.

The wood has direct vehicular access from Rook Lane (B2031) via a single metal gate. There is a cleared area for vehicles to park and turn.

## TENURE AND POSSESSION

The site is offered for sale freehold with vacant possession available on completion.

## SERVICES

There are no known services connected.

## RIGHTS OF WAY

There is a public footpath which runs the full length of the eastern boundary.

## LOCAL AUTHORITY

Tandridge District Council

Website: [www.tandridge.gov.uk](http://www.tandridge.gov.uk)

## TITLE NUMBER

The land is registered with the Land Registry under Title number SY838264

## DIRECTIONS

From the M25, take the M23 northbound, then the first right onto Dean Lane towards Caterham. After 2 miles Dean Lane becomes Rook Lane and passes through Chaldon, where the property is located 250m past the turning to Doctor Lane on the left.

## IMPORTANT NOTICE

*Whilst we endeavour to make our sale particulars accurate and reliable, they are intended to give a fair overall description of the property and not intended to form part of any contract. Inevitably some descriptions are subjective and are used in good faith as an opinion and are not a statement of fact. Any information, including areas, measurements and distances, contained herein (whether in the text, plans or photographs) is given for guidance purposes only. We recommend to purchasers that specific enquiries are made about any matter that is of particular importance to them. Please check with our office as to the current position of the sale immediately prior to viewing to avoid any abortive journeys.*



## VIEWINGS

By prior appointment only with the sole agent, Batcheller Monkhouse.

**Batcheller Monkhouse, 1 London Road, Tunbridge Wells, Kent, TN1 1DH**

**Contact: Toby Trotman MRICS, Senior Surveyor**

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Please note that viewings should only be undertaken in line with the current Government advice relating to Coronavirus, as found at <https://www.gov.uk/coronavirus>.





