



For identification purposes only- Not to Scale

Land in Glovers Wood, Charlwood, Surrey, RH6 0EL

**Approx Land Area: 2.368 acres (0.958 hectares)**

A plot of land situated within Glovers Wood, within a large area of woodland in the Surrey Weald. The site extends to approximately 2.368 acres (0.958 hectares).

**Guide Price: £19,500**

Oxted 01883 719100  
**howardcundey.com**

# Land in Glovers Wood, Charlwood, Surrey

## LOCATION AND DESCRIPTION

The land is located within a large wooded area known as Glover's Wood, approximately 2.5 kilometres (1.6 miles) to the west of the village of Charlwood, close to the Surrey/West Sussex border.

Charlwood is a small village in the Mole Valley District of Surrey, close to London Gatwick Airport and approximately 8 kilometres (5 miles) west of Horley, 10.5 kilometres (6.5 miles) north west of Crawley and 13.5 kilometres (8.5 miles) south of Reigate.

The land is accessible from Charlwood Lane, which forms part of Russ Hill and is the main road leading from Charlwood village to the west. Part of Glover's Wood is designated a Site of Special Scientific Interest featuring ancient woodland and historical relics including a medieval bank and ditch systems. The Site of Special Scientific Interest covers an area of approximately 27.57 hectares (63.18 acres) (source: The Woodland Trust). However, the subject land is located outside of the Site of Special Scientific Interest.

The property comprises two adjoining land parcels of woodland, situated in a secluded position approximately 400m from the public road (Charlwood Lane entrance).

The land is accessed via two bridle tracks which link to Charlwood Lane and the network of other paths throughout the woodland.

The boundaries of the land parcels are not fenced or defined on the ground and comprise established woodland. The land area is generally level.

## SITE AREA

Both land parcels total a site area of approximately 2.368 acres (0.958 hectares)

## GUIDE PRICE

£19,500 for the freehold interest, with vacant possession.

## VAT

Payable if applicable at the prevailing rate.

## LEGAL COSTS

Each Party is to be responsible for their own legal costs.

## VIEWING

To arrange a site visit, please call 01883 719100 or email [commercial@howardcundey.com](mailto:commercial@howardcundey.com)

## NOTE

Please note that the postcode refers to the nearest residential property and not the land.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is not required for land.

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