

Ibbett Mosely







Church Road, Woldingham, CR3 7JB

£400,000 Freehold

For sale freehold, grazing land and equine track system extending to about 19.6 acres (7.93 hectares) in the Surrey Hills Area of Outstanding Natural Beauty and the Green Belt.
Currently arranged as five fenced paddocks allowing for rotation with a vast track system set up around the perimeter to enable horses to roam and thrive in a species appropriate way. The boundaries are lined with trees and established horse friendly hedgerows. The paddocks are well maintained by the current owners which provides the horses with excellent grazing all year round. Historically the land has been used for the production of meadow hay/haylage.

- 19.6 Acres
- Perimeter Track System
- Large Hardstanding Space
- 7.93 Hecrates
- 5 Automatic Water Troughs
- Direct Bridlepath Access
- Five Paddocks
- Sand Pit

In a beautiful location within the Green Belt, an Area of Outstanding Natural Beauty and near to an Area of Special Scientific Interest about 19.6 Acres (7.73 Hectares) of Grazing Land on to slopes of the North Downs

Currently divided into five paddocks, the land is on well drained chalk soil which provides the perfect natural surface for horses. The track system is carefully designed to enable horses to positively engage in their environment by having natural shelter, 5 automatic water troughs spread throughout the land and differing terrain to keep their environment interesting. There is a coppice along the top track which provides natural shelter and a safe resting space for the herd.

The owners have invested in a large number of Jalka Mud Mats for loafing areas for the horses which are available via separate negotiation. Alongside the mud mats there is a newly installed 'sand pit' for the horses to allow them a softer surface to reast and play.

At the entrance to the property there is a large hardstanding space which accommodates a number of vehicles and tie up spaces for the horses to receive their daily care.

The land has direct bridlepath access which makes it the perfect setting for miles of off road hacking.

ACCESS

Access to the land is from a track from Church Road (Station end).

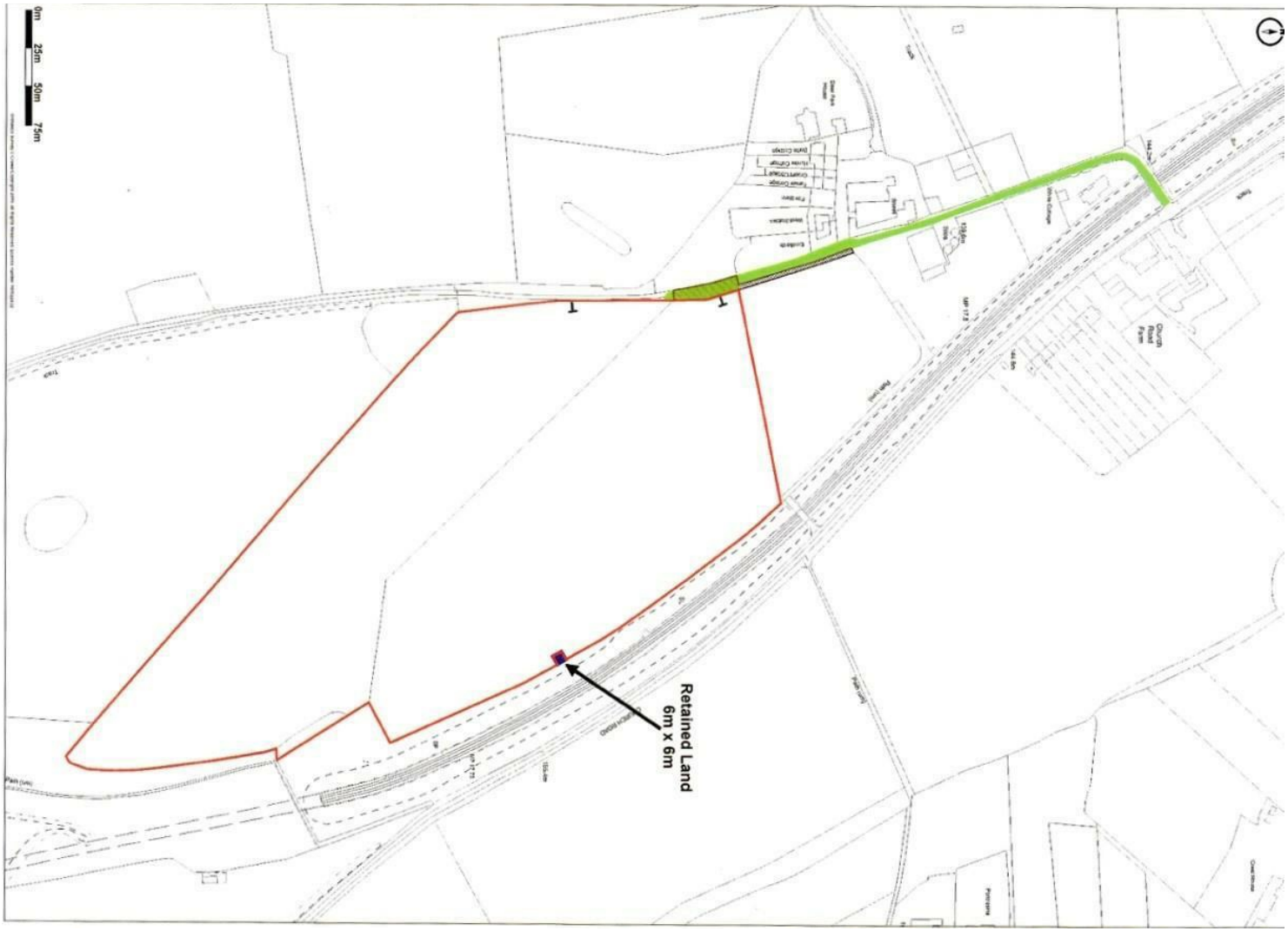

Woldingham Rd
Croydon Rd
Station Rd
Caterham Bypass
Woldingham
Northdown R
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EPC Rating-



Ibbett Mosely

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