

CHURCHILL
COUNTRY & EQUESTRIAN



**LAND TO THE REAR OF TANHOUSE
ROAD, RH8 9PE**

Land to the rear of Tanhouse road, Oxted, Surrey, RH8 9PE

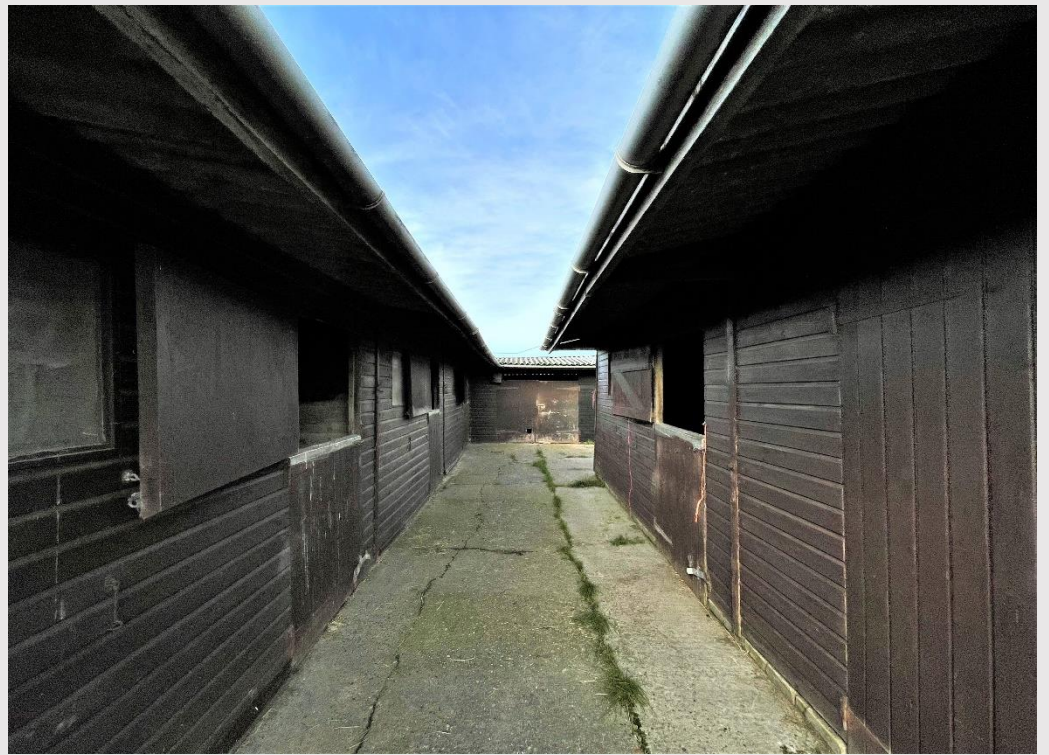
The opportunity to acquire an equestrian set up with fantastic potential in a lovely quiet position set at the end of a track with stabling, a sand school and two paddocks set in approx. 7.6 acres with views across surrounding countryside.

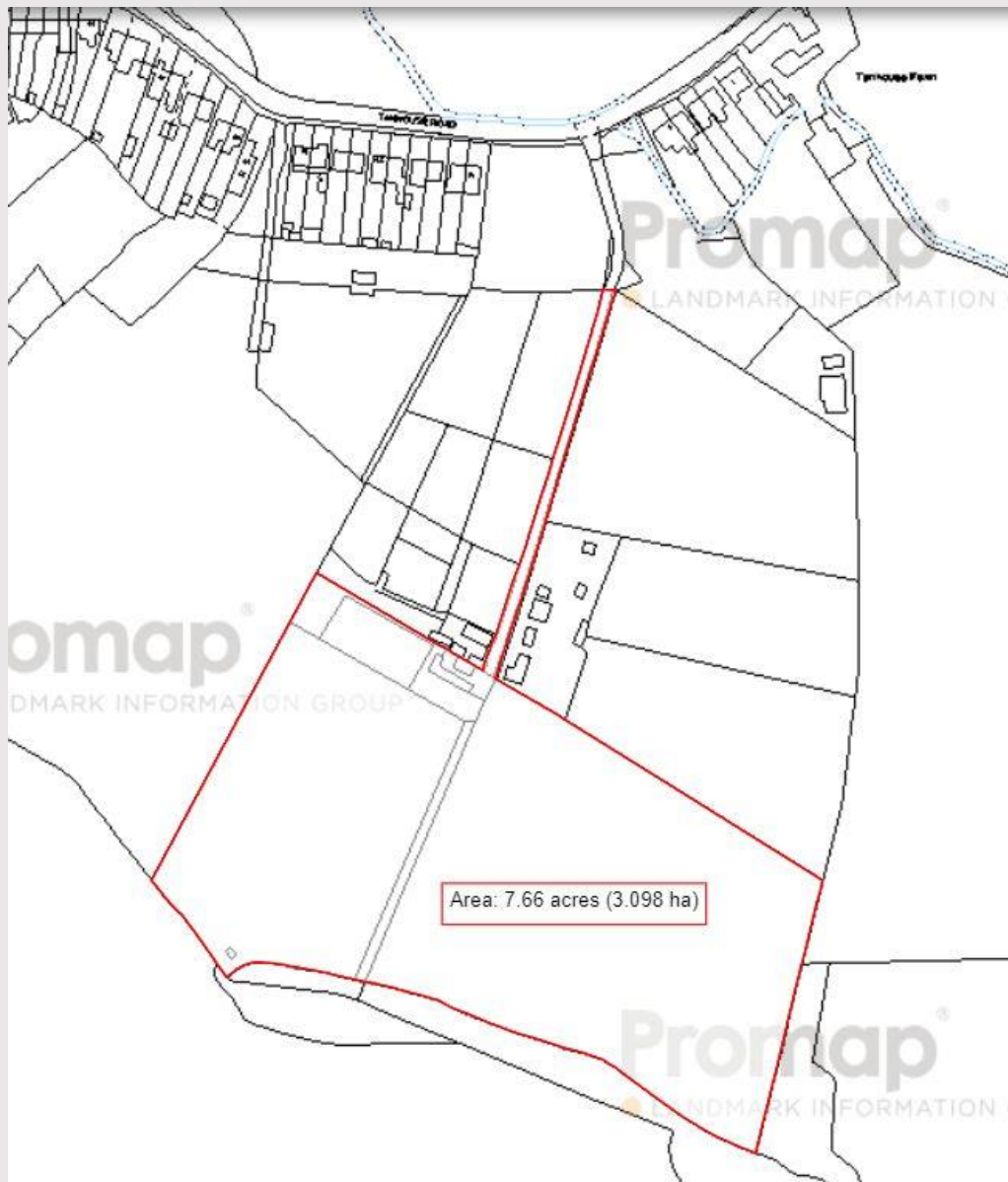
The initial section of the drive is owned by a third party with full right of access for all purposes over it.

The Property

- 5 wooden boxes (two 12ft x12ft, two 14ft x 12ft and one 16ft x 12ft foaling box)
- Hay Store
- Tack room
- Sand School with rubber surface
- In all, c. 7.6 acres split into two paddocks
- Gated access with hard standing for parking
- Electricity and water connected
- Please ask the Agent for more information.







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FARMS.co.uk**

Viewing strictly by appointment through the Vendor's Sole Agents Telephone: 01403 700222 | Web: www.churchillcountry.com

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.