

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

Website: www.westwoodandco.com



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A VERY RARE DEVELOPMENT/OCCUPATIONAL OPPORTUNITY

**MALLARDS FARM
LOXWOOD CHASE
LOXWOOD, RH14 0QW**



**FREEHOLD BARNs AND WORKSHOPS ON A SITE OF OVER 16,000 SQ FT,
TOTALLING 6048 SQ FT OF BUILDINGS AND STORAGE.**

Description: Very rare freehold former agricultural buildings (mostly Atcost), set on a site of over 16,000 sq ft (0.37 acres) which we understand, has current planning consent for car storage, dating back 30 years. We believe current planning regulations would allow the properties a wide variety of commercial uses as well as the numerous precedents close by for residential use on the site.

We would also point out that a majority of the buildings are clad in cement asbestos sheeting.

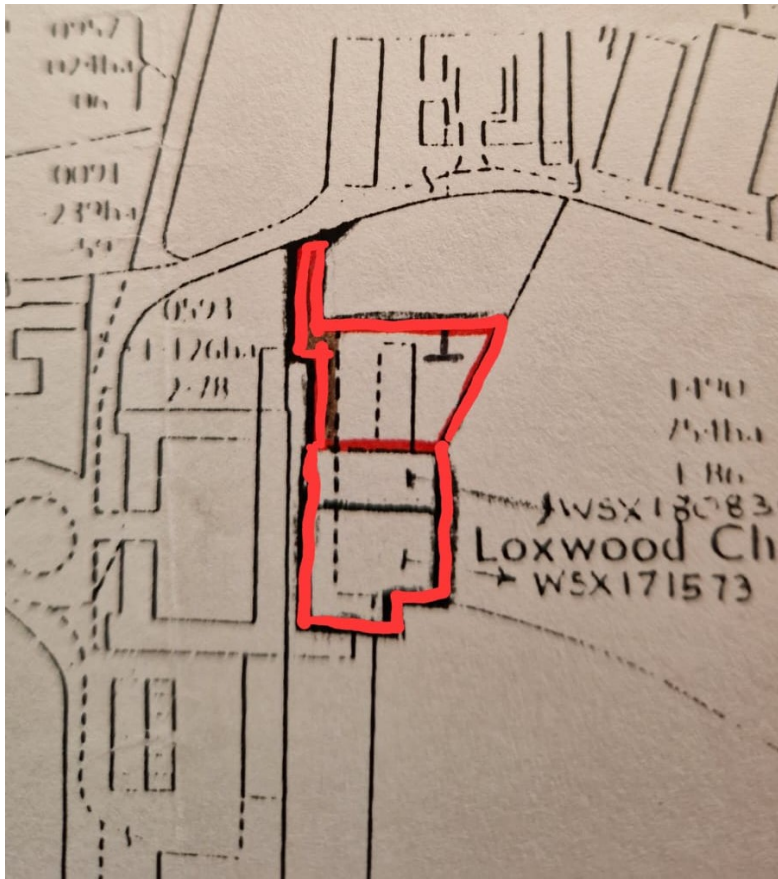
The yard and parking areas of fully concreted with surface water drainage.

Situation: Located in a lovely rural area adjoining fields, the properties are about 700 yards off the main Loxwood to Wisborough Green road, which also gives access to Alfold, Cranleigh and the A281 to Guildford and Horsham. The property is approached via a tarmac and gravel drive, ample parking and turning on site.

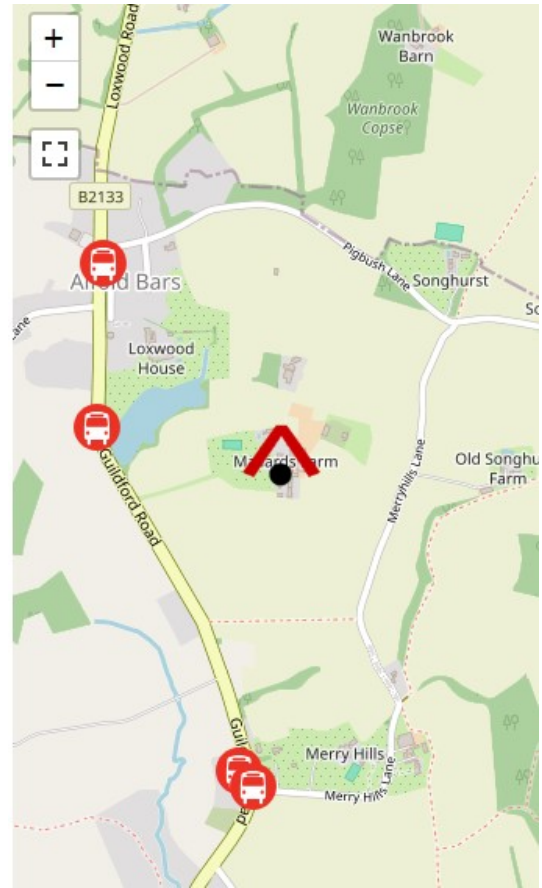
Accommodation:

Description	Measurements	Sq ft/ sq m (approx. measurements)
Building 1: Workshop/store, block and steel frame construction, part corrugated cement asbestos cladding and roof.	20 x 30	600 / 56
Building 2: Similar construction to building 1.	20 x 30	600 / 56
Building 3: Former Atcost Barn, concrete frame, part concrete walls, wall and roof cladding in corrugated cement asbestos sheeting, at least 16' to eaves. Roller shutter door.	60 x 31	1860 / 173
Building 4: Former Atcost barn, similar construction to building 3, lower eaves height.	60 x 44'7	2668 / 248
Two storage containers		320 / 30
Total:		6048 / 595

**Ample yard area and parking.



Plan



Map (RH14 0QW)

Price guide: £1,000,000 STC (we understand that VAT does not apply).

**VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS
WESTWOOD AND COMPANY ON 01483 429393**

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.

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