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Woodmansterne Street Banstead, SM7 3NQ

Williams Harlow are delighted to bring to market land of approx. 0.7 acres in Banstead. The land consists of flat grassland and can be accessed via the narrow lane off Woodmansterne Street. The land is within the Green Belt. The land is a short drive away from the popular towns of Banstead (1.6 miles) and Coulsdon (2.2 miles), with both having a wide range of shopping facilities, supermarkets, restaurants and cafés.

There is an excellent choice of schooling both state and independent. Rail services are at Chipstead, Woodmansterne and Banstead and within minutes is the M25/M23 intersection providing access to both Gatwick Airport. Pre-auction sales are invited. The land is sold on an unconditional basis, purchasers considering alternative uses or even development are deemed to rely upon their own enquiries.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. These

£45,000 - Freehold



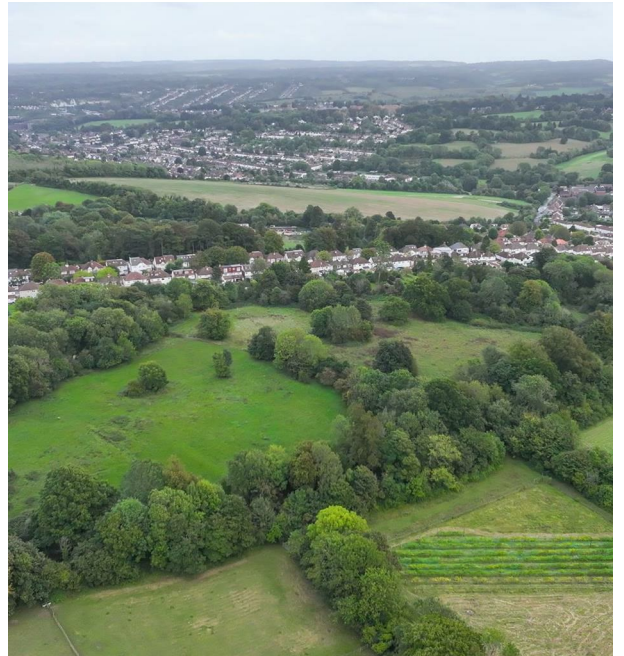
Decription

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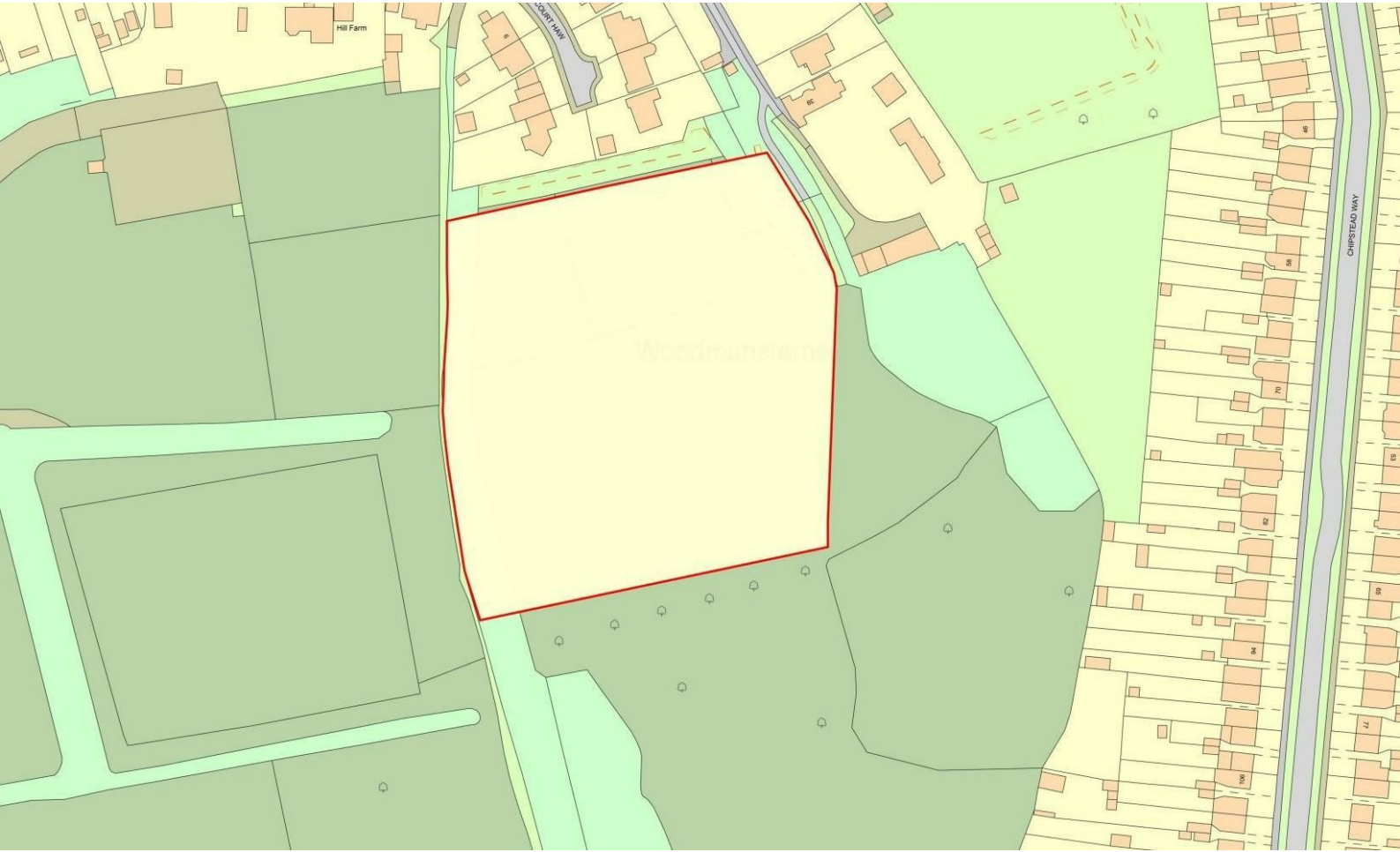
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

All dimensions/measurements are approximate.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**WILLIAMS
HARLOW**



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	