

# HONEYSUCKLE BOTTOM SAWMILL

HONEYSUCKLE BOTTOM | GREEN DENE |  
EAST HORSLEY | KT24 5TD



SAWMILL PREMISES (NB OTHER USES NOT PERMITTED)

# HONEYSUCKLE BOTTOM SAWMILL

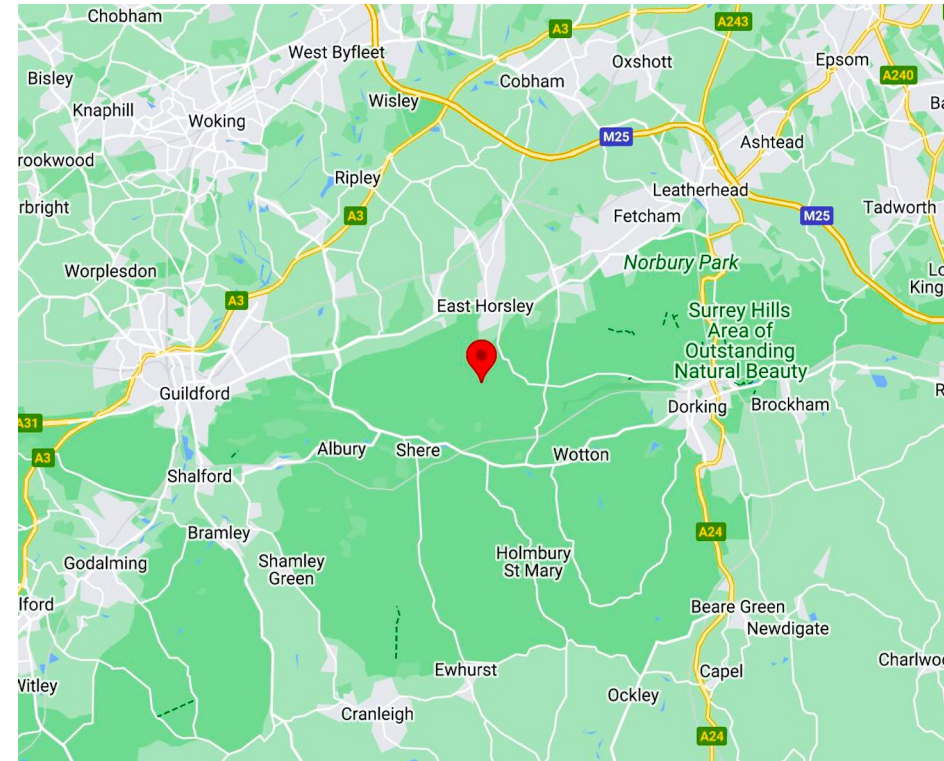
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## LOCATION



Honeysuckle Bottom Sawmill is located at the southern end of Honeysuckle Bottom, a largely unsurfaced, single-track road accessed off Green Dene approx. 2 miles south of East Horsley and approx. 8 miles east of Guildford. The site falls within the designated Greenbelt and Surrey Hills Area of Outstanding Natural Beauty (ANOB).



## DESCRIPTION

The property comprises a site of approx. 1.5 acres benefitting from a lawful use as a Sawmill which we believe has been the case for over 50 years. Within the site, there are a number of buildings. A brief summary of each as follows;

Building A - Comprises a timber framed building providing workshop / storage accommodation.

Building B-D - Comprise a cluster of four smaller buildings providing further storage, site office / administration office.

Building E - Comprises the primary building onsite providing a detached, steel-frame, partly open-sided basic workshop unit.

NB: electricity to the site is provided via a diesel generator.

The wider site / yard area is largely unmade surfaces.

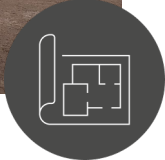


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## SUMMARY

## VIEWINGS

Strictly by prior appointment via sole agents.



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## ACCOMMODATION

NAME	SQ FT	SQ M
Building - A	1,948	180.98
Building - B-D	909	84.45
Building - E	6,017	559
<b>TOTAL</b>	<b>8,874</b>	<b>824.43</b>

Floor areas are approximate NIA

