West Horsley
Parish Council
www.westhorsley.info

Chairman
Mr Charles Hope

Clerk
Mrs S. Pinder
95 The Street
West Horsley
Leatherhead
Surrey KT24 6DD
01483 901 905
clerk@westhorsley.info

11 February 2020

Dear Clive Emson Auctioneers

Ref: Lot 125 – Freehold Land with potential - Land Off The Street, West Horsley, Leatherhead, Surrey. KT24 6HS

I am writing to you on behalf of West Horsley Parish Council in relation to the land noted above that your firm will be auctioning on 12 February 2020.

West Horsley Parish Council would like to make you, and any prospective buyers, aware that there is no guaranteed right of vehicular access to the site. There is a public footpath across the common land over which two houses and a nearby field hold prescriptive vehicular access rights (the latter for agricultural use only), however this site benefits from no such easement, either in the register of title or through prescriptive use.

The land sits directly behind Common Land known as the “Village Green”, West Horsley which is managed by West Horsley Parish Council and under the protection of West Horsley Parish Council and Guildford Borough Council. This piece of land is allocated as a Local Green Space (Site 1 within Policy WH11) in West Horsley’s Neighbourhood Plan and therefore has a degree of protection not dissimilar to that of Green Belt status.

We request that you ensure that these points are fully communicated to any prospective buyers prior to the auction.

Yours faithfully,

Mrs Sam Pinder
Clerk & RFO, West Horsley Parish Council