



VANTAGE
LAND
01727 701303



GREYS SMALLHOLDING, WANBOROUGH, GUILDFORD, SURREY
LAND FOR SALE OFF WESTWOOD LANE, WANBOROUGH, GUILDFORD, GU3 2JR

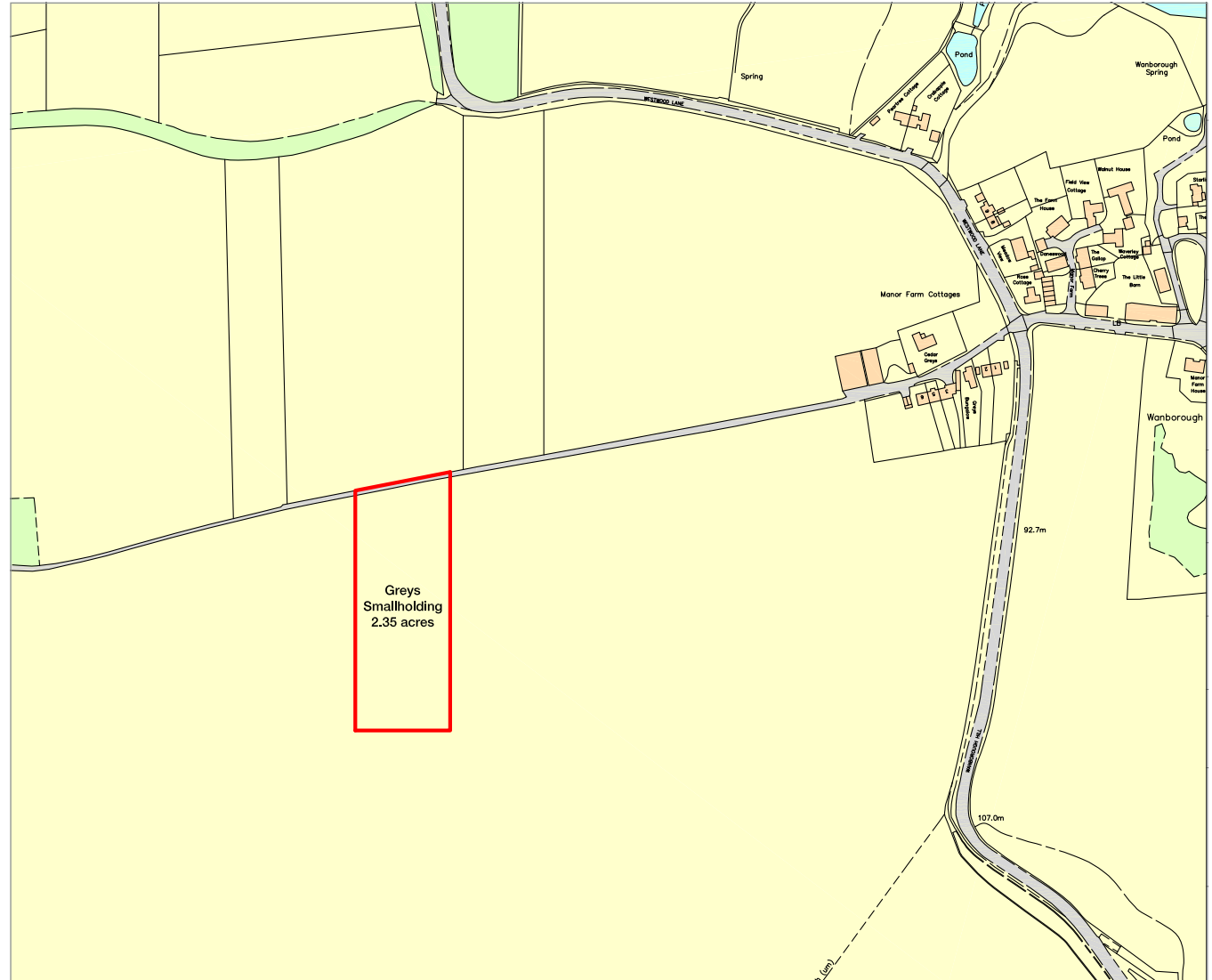
LAND FOR SALE WITHIN AN IDYLIC SETTING & HIGHLY SOUGHT-AFTER AREA

This is a fantastic opportunity for you to own a parcel of land in an idyllic setting between Manor Farm Cottages and Little Orchard Farm.

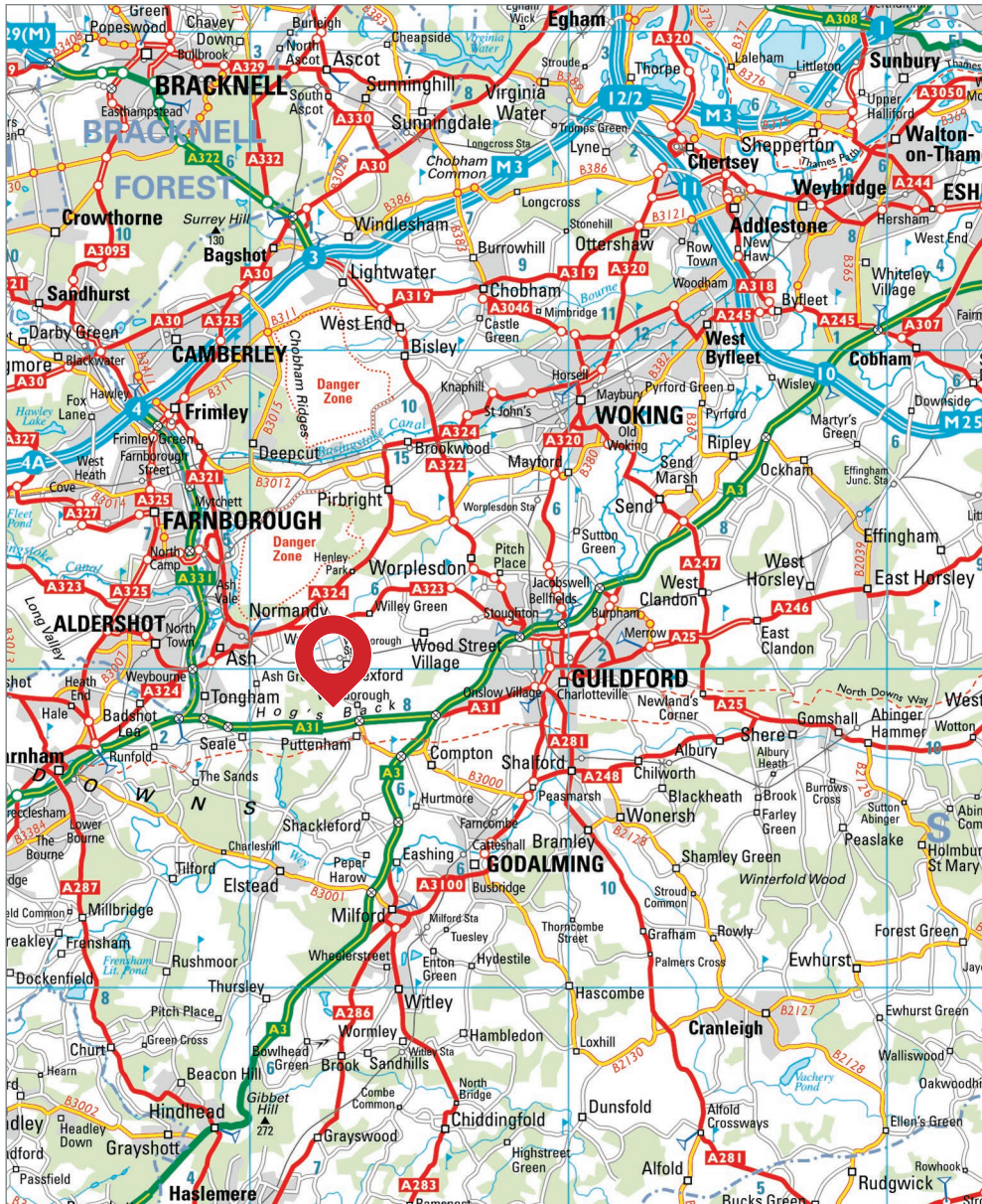
Greys Smallholding is flat, of good pasture and would be suitable for grazing, as a smallholding for hobby farming or for a variety of other recreational or amenity uses subject to any necessary consents.

The land benefits from excellent, gated private track access from Manor Farm Cottages off Westwood Lane that also serves Little Orchard Farm house.

It is set down and shielded from the A31 Hogs Back road to the south, which connects to the A3, linking the site to London and the M25 as well as the popular town of Guildford, where mainline train services provide direct travel into Central London in just over half an hour.



Size	Guide Price
2.35 acres	£59,000



LOCATION

- ◆ 3.9 miles to Guildford
- ◆ 3.9 miles to Godalming
- ◆ 4.1 miles to Aldershot
- ◆ 5.4 miles to Farnborough
- ◆ 5.9 miles to Farnham
- ◆ 7.6 miles to Woking
- ◆ 12.5 miles to Ascot
- ◆ 30.1 miles to Central London

The land is pleasantly situated between the affluent villages of Wanborough & Puttenham within the Borough of Guildford on the northern side of the Hog's Back.

Ideally situated, the land is just a short distance from the vibrant, bustling market town of Guildford.

Its famous cobbled high street offers a diverse range of independent shops, boutiques, cafes, and restaurants. It is complemented by three shopping centers featuring well-known high street brands as well as extensive leisure facilities.

TRANSPORT LINKS

- ◆ 0.4 miles to the A31
- ◆ 2.1 miles to the A3
- ◆ 3.7 miles to Guildford Train Station *
- ◆ 7.1 miles to the M3 (J4)
- ◆ 11.3 miles to the M25 (J10)
- ◆ 18.9 miles to London Heathrow Airport

Additionally, Guildford station offers fast, frequent and direct train services to London in just over half an hour.

Road access is convenient as the land lies just off the A31, which connects to the A3. This provides direct access to London, the M25 motorway, and the South Coast.

If you're looking for more recreational pursuits, the historic Puttenham Golf Club can be found to the south of the land, and is regarded by many to be one of the finest and friendliest clubs in the county.

* Journey Times: 8 mins to Woking; 35 mins to London Waterloo; 47 mins to London Gatwick Airport

PROPERTY PRICES

The land is situated within an affluent area where property are **65% above** the national average (Source: Zoopla). These premium house prices reflect the desirability of the area as a place to live and own property – including land.

RECREATION

For the equestrian enthusiast, a bridlepath can be found opposite the entrance to the site that leads to a network of other bridleways via a footpath.

LAND DESIGNATION

As with all the southern half of the Borough of Guildford, the land is designated as an Area of Great Landscape Value. The land is also situated within the Metropolitan Green Belt and the Surrey Hills National Landscape.

The land is subject to an Article 4 Direction and any development or change of use would be subject to the appropriate permission.

OVERAGE

The land is subject to an Overage based on 20% of any uplift in value following the grant of planning permission for development other than for agricultural, equestrian or forestry purposes. The Overage period is 80 years from 2017 and is for the benefit of a previous owner.



LOCAL AUTHORITY

Guildford Borough Council
www.guildford.gov.uk

METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.

LAND VALUES

Average pasture land prices within the region are **9% higher** than the national average. With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers.

This is supported by the fact that **over the past five years, land values have risen by 26%** outperforming the residential property market.



Entrance to the land is through Manor Farm Cottages off Westwood Lane (shown here on the right).



Gated entrance to the private track, past the houses and barn conversions.

ACCESS

Full vehicular access to the land is provided by an excellent private track from Manor Farm Cottages off Westwood Lane. This private track also serves Little Orchard Farm house.

If you require any further information, please call one of our experienced land consultants on 01727 701303.

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The gated entrance to the private track can be found here – [///wriggled.waggled.mailboxes](https://wriggled.waggled.mailboxes)

The north-east corner of the land can be found here – [///turned.cove.thinnest](https://turned.cove.thinnest)

VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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