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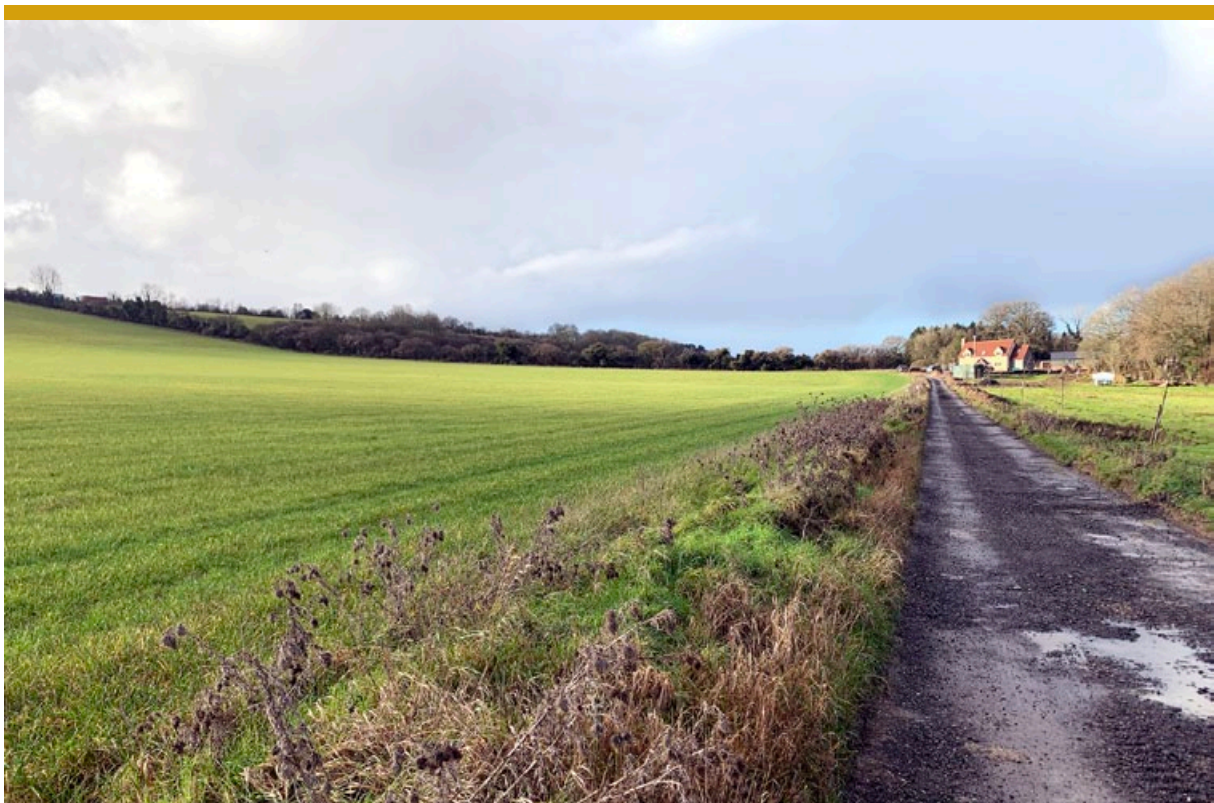
01582 788878

www.vantageland.co.uk

LAND FOR SALE IN WANBOROUGH, GUILDFORD

LAND OFF MANOR FARM COTTAGES, WANBOROUGH, GUILDFORD, GU3 2JR

GRAZING LAND FOR SALE STRATEGICALLY LOCATED NEAR GODALMING,
ALDERSHOT, CENTRAL LONDON, THE A31, A3 AND M3 & M25 MOTORWAYS



A fantastic opportunity for you to own a parcel of grazing land strategically located within a much sought-after and extremely affluent area. Totalling over 6 acres the land is for sale in lots from *just* £42,000 (see back page for a list of lot sizes and prices).

The land is flat and suitable for a variety of amenity or recreational uses such as grazing of livestock, use as a smallholding or a range of other uses (STPP). Land to the east has received planning permission to demolish and convert an agricultural barn into 3 x 5-bed houses. The property to the west, known as Zenda, has also been granted permission to demolish a derelict house and build a new, larger 3-bed house with stables.

The site benefits from excellent private track access to all lots from Manor Farm Cottages off Westwood Lane. The land is set down and shielded from the A31 Hogs Back road to the south, which joins the A3 that links the site to London and the M25.

The land is situated between the extremely affluent villages of Puttenham & Wanborough. House prices in the area are *320% above* the national average reflecting the desirability of the area as a place to own property – including land.



POSTCODE OF NEAREST PROPERTY: GU3 2JR

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TRAVEL & TRANSPORT

- ◆ 0.9 miles to Wanborough Train Station *
- ◆ 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 (junction 4)
- ◆ 11.3 miles to the M25 (junction 10)
- ◆ 18.9 miles to London Heathrow Airport
- ◆ 21.7 miles to London Gatwick Airport

* Journey Times: 4 mins to Ash; 7mins to Guildford; 11mins to Aldershot

** Journey Times: 8 mins to Woking; 33 mins to Epsom; 34 mins to London Waterloo; 40 mins to London Gatwick Airport

LOCATION

- ◆ South of Flexford & Normandy
- ◆ 3.9 miles to Guildford Town Centre
- ◆ 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
- ◆ 18.5 miles to Basingstoke
- ◆ 30.1 miles to Central London

The land is situated between the extremely affluent villages of Wanborough & Puttenham within the Borough of Guildford on the northern side of the Hog's Back area of the beautiful North Downs.

Guildford is a large town in Surrey, which has the highest GDP per capita of any county in the UK. Surrey is said to have the highest proportion of millionaires in the UK.

Guildford is one of the most expensive places to buy property outside London and due to recent developments the town now forms part of the Greater London Built-up Area.

The area has been voted one of the best places to live in and is considered the best luxury shopping destination outside London. There are a variety of independent shops, boutiques, cafes and restaurants along Guildford's famous cobbled high street, and three shopping centres with traditional high street names.

Guildford is also a thriving commercial town with five of the top Global Companies boasting a significant presence within the town.

The land lies just off the A31, which joins the A3 that links the site to London, the M25 motorway and the South Coast.

Nearby Guildford station offers frequent & direct train links into London in just over half an hour.

LOCAL DEVELOPMENT

A parcel of land to the east of the site and within the original farm has received planning permission to demolish a 348 sq.m. agricultural barn (Ref: 16/P/01717) and convert into 3 x 5-bed houses totalling 611 sq.m. (Ref: 18/P/00765).

Furthermore, the property to the west, known as Zenda, has also been granted permission to demolish an existing dwelling and erect a new, larger 3-bed dwelling with stables. (Ref: 18/P/01611).

There is a significant demand for new housing in the region. **The highest need is in the Borough of Guildford, which has a requirement of 654 new homes per year until 2033.**

The Borough of Guildford's Local Plan identifies how land is used, determining what will be built and where. The proposed Local Plan published in June 2017 **plans to build thousands of homes across several Green Belt sites.**

LOCAL AUTHORITY

Guildford Borough Council
www.guildford.gov.uk

PLANNING

As with all the southern half of the Borough of Guildford, the land is designated as an Area of Great Landscape Value. The land also falls within the Green Belt and the Surrey Hills Area of Outstanding Natural Beauty (AONB). Any development would be subject to the appropriate planning permission.

HOUSE PRICES

The land is situated in an extremely affluent area where **land and property values are amongst the most expensive in the UK.** House prices in Wanborough are 119% above the county average, 224% above the regional average and **320% above the national average** (*Zoopla*).

These premium house prices reflect the desirability of the area as a place to live and own property – including land.

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.



Excellent private track access to the land

LEISURE & EQUESTRIAN

The Great Barn of Wanborough is across the road from the site. From here there is a bridlepath that leads to a network of other bridleways via a footpath.

There are several livery yards close by including Parwood Equestrian Centre just over a mile to the north in Normandy.

Parwood is one of the finest yards in the UK. Set in 180 acres of stunning Surrey countryside, Parwood combines first-class livery and training facilities with some of the most diverse and picturesque riding opportunities in the country. Its impressive facilities include a floodlit outdoor arena, show jumping field, cushion track indoor arena and a superb cross country course.

To the south of the site is the historic Puttenham Golf Club, regarded by many to be one of the finest and friendliest golf clubs in the county. Its 18 hole, tree lined course is both challenging and picturesque.

For the horse racing enthusiast, Ascot Racecourse lies to the north, home to the world famous and prestigious Royal Ascot meeting.

VIEWING

To arrange a site visit, please call 01582 788878 or email enquiries@vantageland.co.uk.

LAND VALUES

Record-breaking low supply and rising demand are elements that have stood out for the land market so far in 2020. The property market was hit hard by the coronavirus pandemic, but **the market for blocks of bare land, in contrast, remains strong.**

Indeed, **the land market has a strong track record of not being very affected in times of economic uncertainty.** Land remains a stable, tangible asset seen as a safe haven by investors for their capital.

Land continues to be in considerable demand for capital investment for many non-farming reasons, including development potential, privacy, tax reasons, or amenity use.

METHOD OF SALE

The land is offered for sale by private treaty as a whole or in lots. The freehold is available with vacant possession on completion.

ACCESS

All lots benefit from excellent private track access from Manor Farm Cottages off Westwood Lane. Full vehicular right of way is provided via an easement (*shown blue on the site plan*).

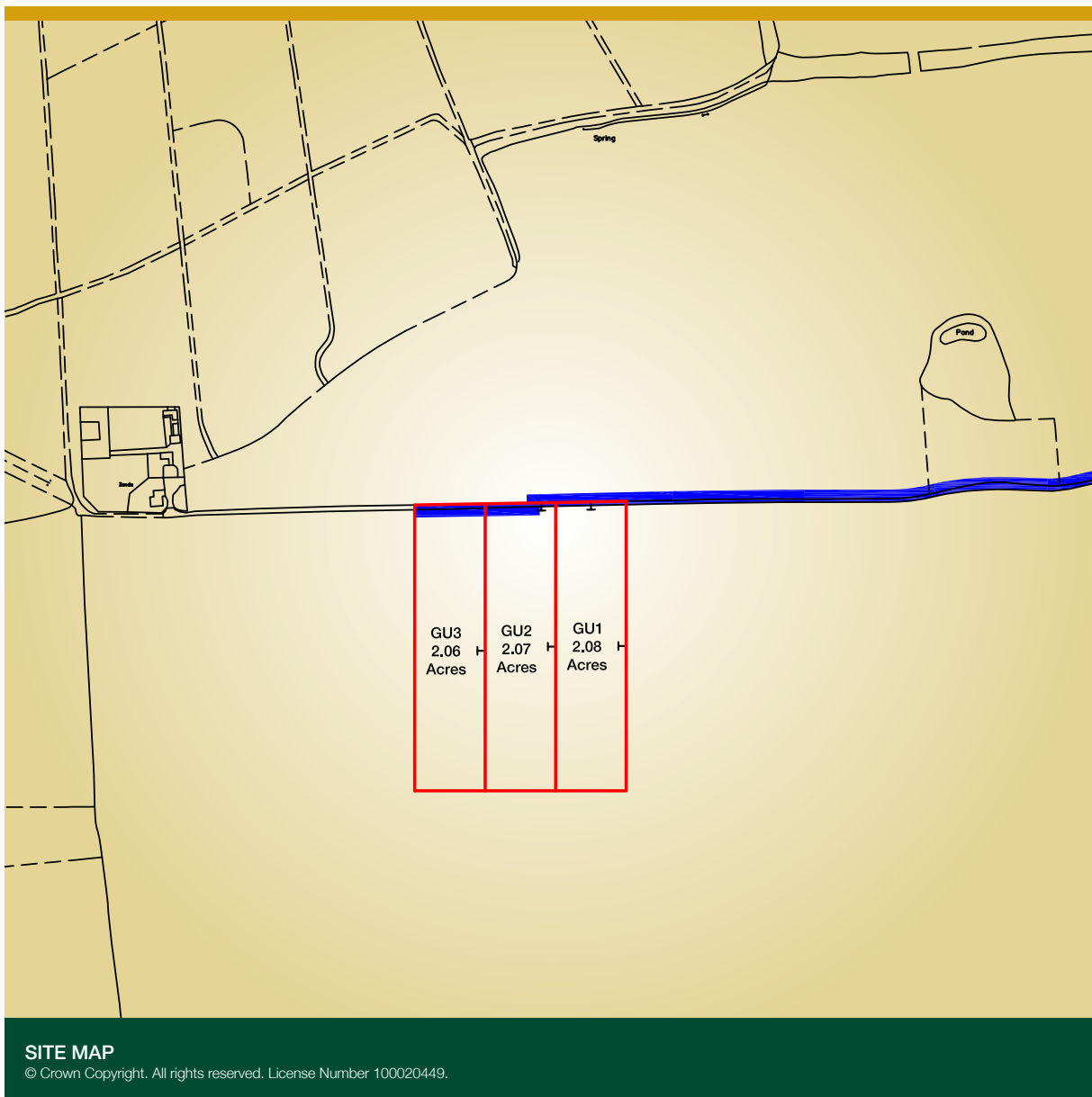


Entrance to the land is through Manor Farm Cottages off Westwood Lane (shown here on the right).

GUIDE PRICES

The land is available freehold as a whole or in lots. The site plan is indicative and we may be able to amend the plan to offer you the acreage you require. Please call 01582 788878 if you have an alternative budget or size requirement.

Lot GU1	2.08 acres	Guide Price: £42,000
Lot GU2	2.07 acres	Guide Price: £42,000
Lot GU3	2.06 acres	Guide Price: £42,000



THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.