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## LAND FOR SALE IN GUILDFORD, SURREY

LAND OFF WESTWOOD LANE, WANBOROUGH, GUILDFORD, SURREY, GU3 2JN

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



A fantastic opportunity for you to own a parcel of land lush, flat grazing land strategically located within a much sought-after and affluent area. Totalling 8.70 acres the land is for sale as a whole on in *just 3 lots*. The site benefits from good access and road frontage onto Westwood Lane. The land lies just off the A31, 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 within the Borough of Guildford whose proposed Local Plan plans to build thousands of new homes across Green Belt land. Land nearby to the south has already received planning permission to convert an agricultural barn into a 3 x 5-bed houses.

The land is for sale freehold and is suitable for a variety of amenity or recreational uses. Due to the sites location, local development and the need for housing in the area, the site could have long-term investment and development potential (STPP).

The site is available freehold as a whole or in lots. See back page for a full list of available lots, sizes and prices.



POSTCODE OF NEAREST PROPERTY: GU3 2JN

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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 on 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 south of the site (and within the original farm) has received planning permission to convert an agricultural barn into three 3 x 5-bed houses totalling 611 sq.m. (Ref: 18/P/00765).

## DEVELOPMENT ON GREEN BELT LAND

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.**

These sites include; 1,800 new homes at Blackwell Farm part of the University of Surrey, at least 1,700 new homes at Gosden Hill Farm, 2,000 at the former Wisley Airfield and 400 at Garlick's Arch. These Green Belt sites will also see over 50,000 sq.m. of commercial development.

**The proposed Blackwell Farm development within the Green Belt is just 2 miles from the land for sale.** Plans include; 1,800 new homes; local amenities; an extension of the Surrey Research Park; retail units and business park; a primary school and a secondary school.

**Development on the fields of Blackwell Farm would leave "little hope for the rest of the green belt"**, a campaign group has said.

## 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.

## 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. Any development would be subject to the appropriate planning permission.

## LOCAL AUTHORITY

Guildford Borough Council  
[www.guildford.gov.uk](http://www.guildford.gov.uk)

## LAND VALUES

Despite the Brexit-related uncertainties, the farmland market has proven more resilient than many might have predicted as land prices increased 2% last year.

Investors have played an increasing role in the farmland market as they tend to be attracted to tangible assets as they see them as a safe haven for their capital. Land remains in considerable demand for capital investment for many non-farming reasons, including development potential, privacy, tax reasons, or amenity.

In the immediate future it is anticipated that **land prices will continue to rise**, supported by a lack of supply (*Strutt & Parker*).

## 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 96% above the county average, 186% above the regional average and **279% 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.

## 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.



Lush flat pasture land ideal for paddock conversion.



Gated access and road frontage off Westwood Lane.

