



2.10 acres

**MANOR FARM PADDOCK, WANBOROUGH, SURREY**  
GRAZING LAND FOR SALE OFF WESTWOOD LANE, WANBOROUGH, GUILDFORD, GU3 2JR

## GRAZING LAND FOR SALE WITHIN AN IDYLLIC 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.

The land 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.

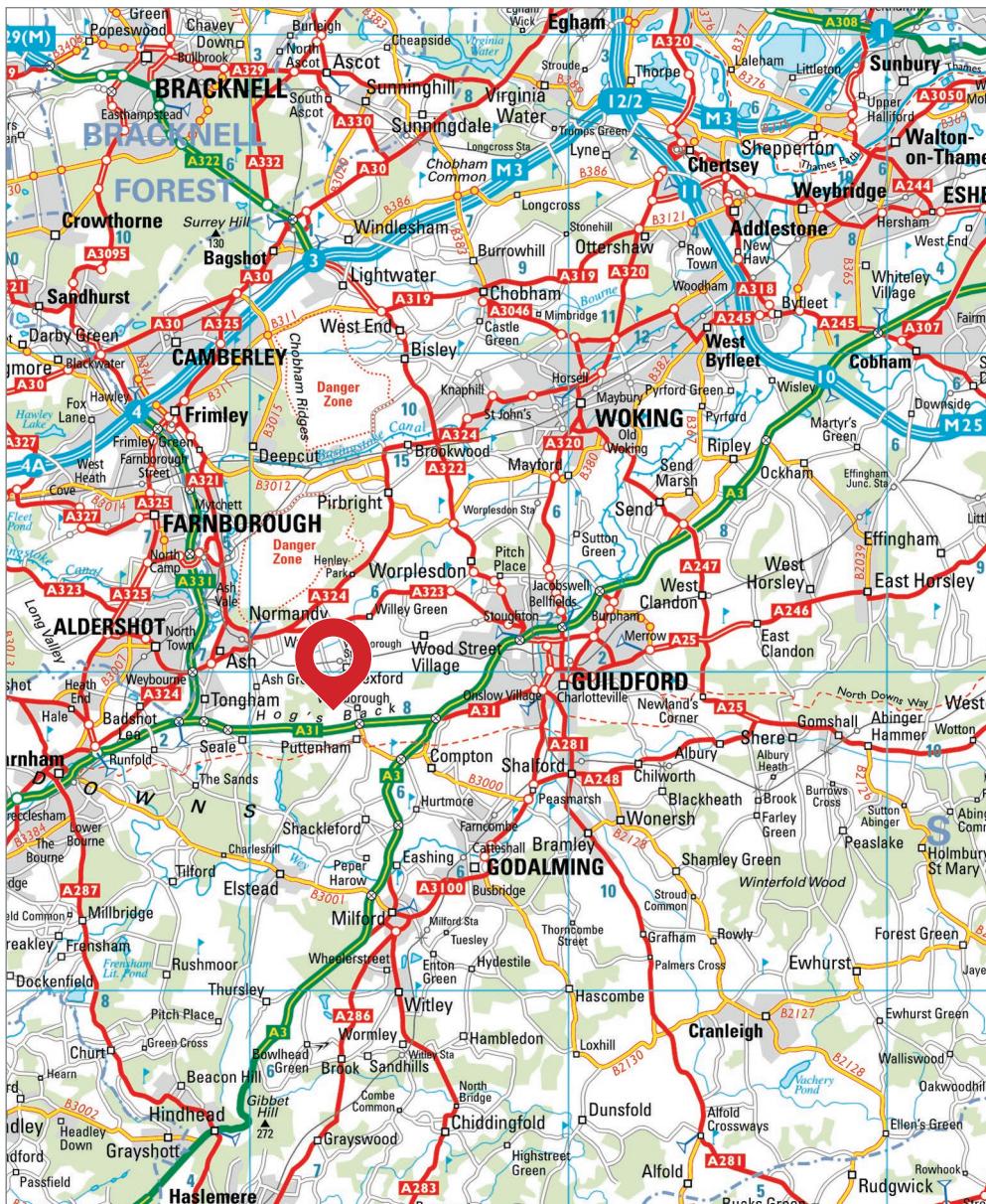
The land benefits from excellent private track access from Manor Farm Cottages off Westwood Lane that also serves Little Orchard Farm house.

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.

The land is situated between the extremely affluent villages of Puttenham & Wanborough. Property prices in the area are some of the highest in the UK, reflecting the desirability of the area as a place to own property – including land.

Size	Guide Price
2.10 acres	£60,000





## 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 ideally situated between the affluent villages of Wanborough & Puttenham within the Borough of Guildford on the northern side of the Hog's Back.

Guildford is recognised as one of the most desirable 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 highly rated as a top place to live and is a premier luxury shopping destination outside London.

## 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

Guildford's famous cobbled high street offers a diverse range of independent shops, boutiques, cafes, and restaurants, complemented by three shopping centers featuring well-known high street brands.

The land benefits from excellent transport links, located just off the A31, which connects to the A3. This provides direct access to London, the M25 motorway, and the South Coast.

Additionally, Guildford station is nearby, offering frequent and direct train services to London in just over half an hour.

## PROPERTY PRICES

The land is situated within an extremely affluent area where property is in huge demand. Property prices in the wider area of Guildford are **57% 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.

## 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 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.

## LOCAL AUTHORITY

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

## 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.



## 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. Furthermore, Ascot Racecourse lies to the north, which is home to the world famous & prestigious Royal Ascot meeting.

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.

## METHOD OF SALE

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

## LAND VALUES

Pasture land prices in the region are **14% higher than the average** as land values rose again last year, despite numerous challenges in the local market & global economy. This once again shows the inherent resilience of agricultural land as a tangible asset.

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, **in the past 5 years, land values have risen by 31%**, outperforming the FTSE 100, UK property prices and interest from savings in the bank.

These rises are driven by historically low levels of land availability, as demand continues to outstrip supply.



The land benefits from excellent private track access that also leads to Little Orchard Farm house.



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

## 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://what3words.com/wriggled.waggled.mailboxes)

The north-east corner of the land can be found here - [/recruited.sweep.wealth](https://what3words.com/recruited.sweep.wealth)

## VIEWING

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

## THE PROPERTY MISDESCRIPTIONS ACT 1991

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