



**LAND OFF WHITE HART LANE GUILDFORD SURREY GU3 3EA
GUIDE PRICE £250,000 FREEHOLD**

APPROXIMATELY 7.49 ACRES OF PASTURE

ESTABLISHED ROADWAY ACCESS

SOUGHT AFTER LOCATION IN WOOD STREET VILLAGE

CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

SITUATED IN THE GREEN BELT

DOUBLE GATED FIELD ENTRANCE

FREEHOLD

THE PROPERTY

An opportunity to purchase approximately 7.49 acres of pasture land in the well regarded Wood Street Village. The property is accessed via an established roadway and benefits from a double gateway and access point. There are no public rights of way crossing the field itself, although a footpath does run along the access track which forms part of the title. No services are connected, although we understand that all public utilities are close by or in the public highway. No service checks have been carried out.

The property is offered for sale Freehold with vacant possession available on completion and is registered at the Land Registry under title number SY120685. The property is sold subject to an overage provision being a 30% uplift in value, pertaining to residential or commercial development for a period of 20 years from the date of completion, please speak with the agent for further details.



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