



**Land on the NW and SE sides of Thursley Road, Elstead**  
**Guide Price £250,000 Freehold**

CLARKE  GAMMON

TITLES SY337507 & SY29636 -  
LAND ON THE NW AND SE SIDES OF  
THURSLEY ROAD ELSTEAD  
GODALMING SURREY GU8 6EP

Guide Price £250,000

Agricultural  
grazing land

Approximately 13  
acres

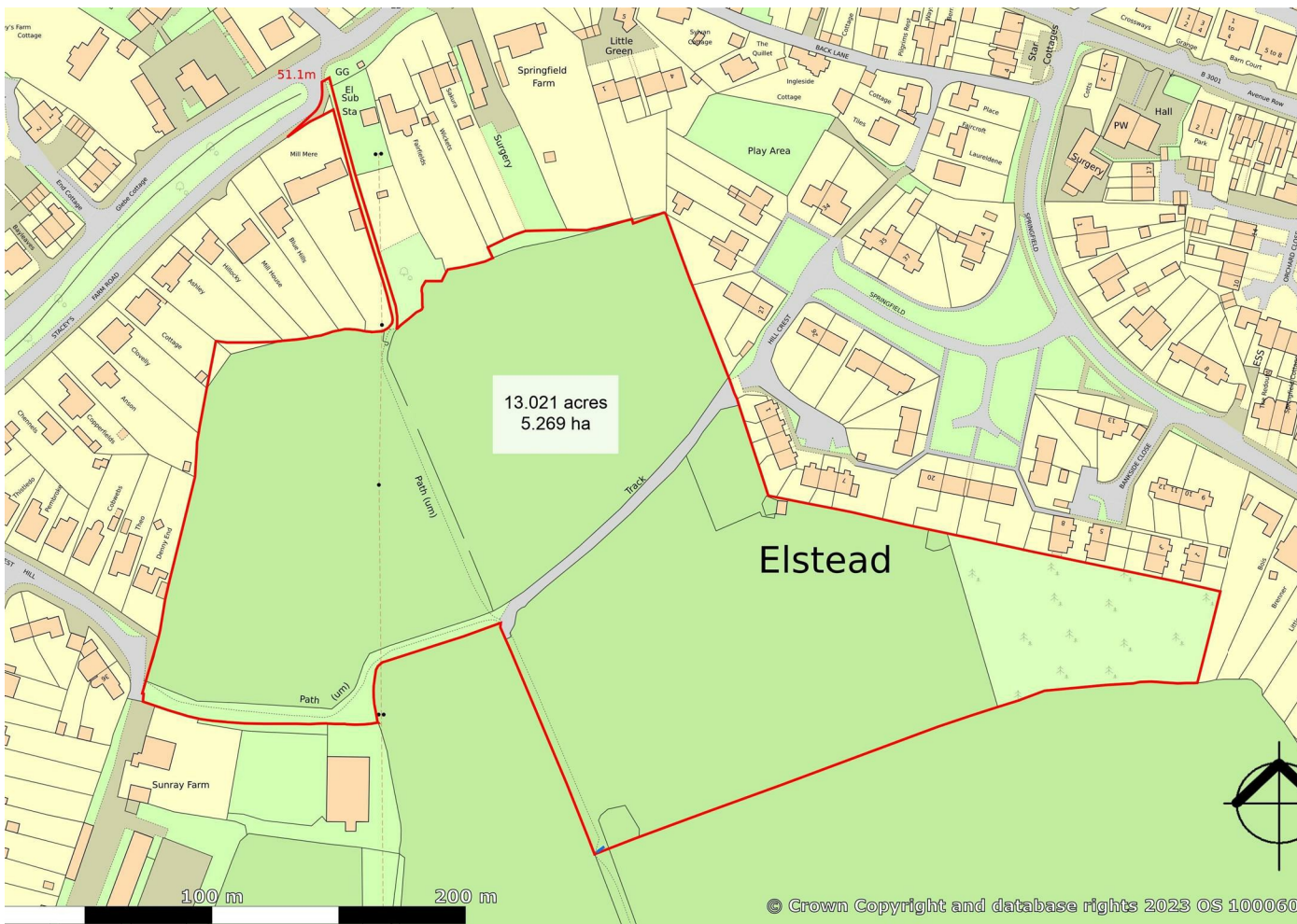


**A desirable opportunity to  
acquire 13.021 acres (5.269 ha) of  
agricultural grazing land on the  
edge of the village settlement  
area.**

#### THE PROPERTY

Offered for sale on a freehold basis, a good medium term hold for Planning, subject to changes to the Waverley Settlement Policy Neighbourhood Plan for villages. Buyers must make their own assessment as to the viability. Over the last ten years, various representations have been made to Waverley Borough Council to include this land within the settlement area and a planning application (ref: WA/2020/0363) was made for social housing in 2020 which was refused.

The land is currently let on two Agricultural Tenancies each paying £150 per annum with three month's notice required by either party. Initial license term ends 22nd September 2023.



## OVERAGE CLAUSE

There is an Overage clause in place. 20% of the difference in value. 125 years from July 2013.

## OFFERS

Offers in writing with proof of funds to Mark Steward at Clarke Gammon Haslemere office.

Tel: 01428 664808

Email: [mark.steward@clarkegammon.co.uk](mailto:mark.steward@clarkegammon.co.uk)

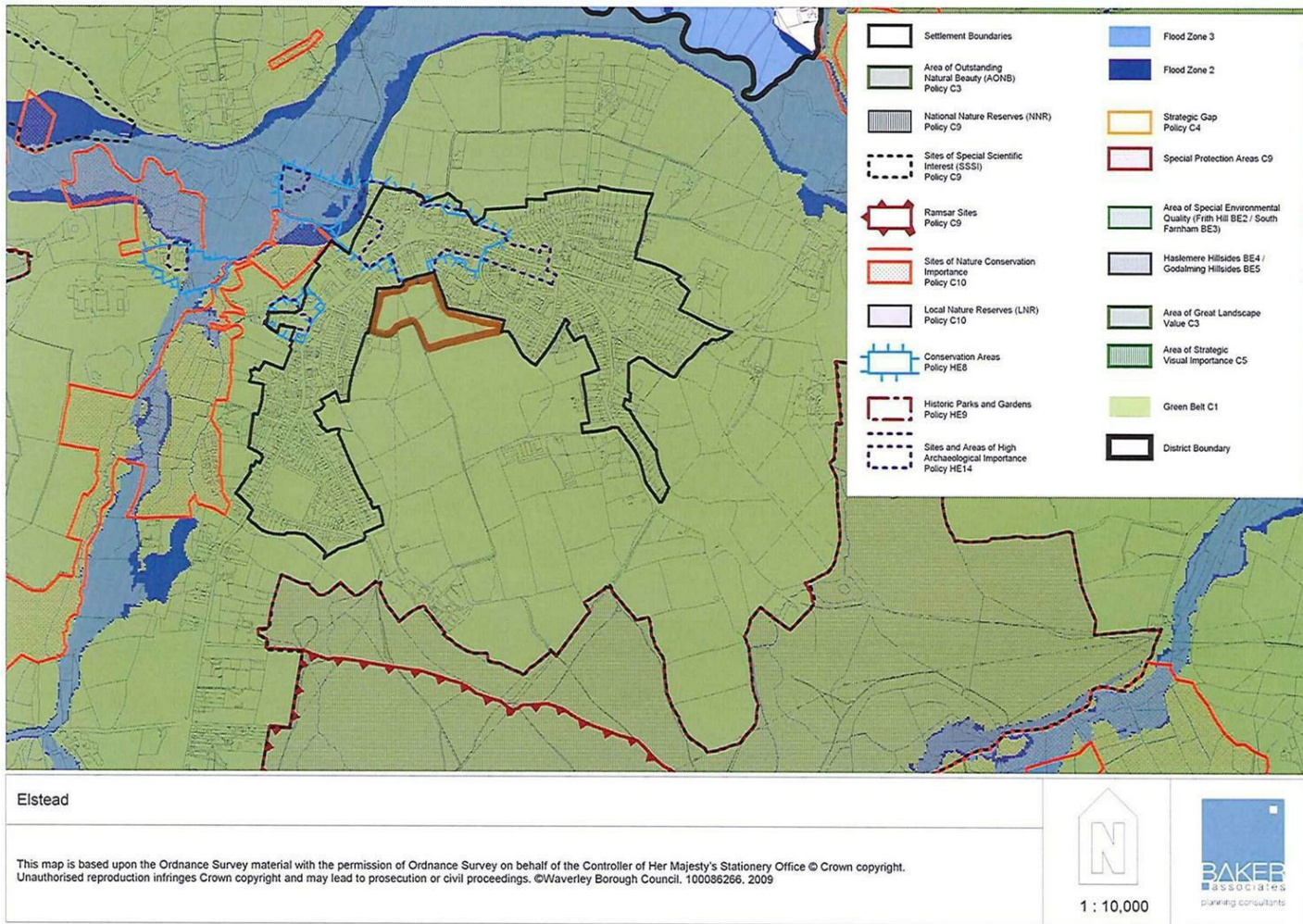


## SITUATION

Elstead is a pretty Surrey village with a central green, situated roughly halfway between the towns of Godalming and Farnham surrounded by common land, including Royal Common, Ockley Common, Elstead Common and Hankley Common, offering miles of walking, cycling and riding country. Amenities include a village SPAR shop, post office and general store, pharmacy, vets practice, three public Houses: The Mill at Elstead, The Woolpack and The Golden Fleece along with three cafe's, Frankie's fish & chip shop, village hall, garage, tennis club and cricket club. More comprehensive facilities can be found in Godalming, Farnham and Guildford. The nearest railway station is in Milford, which runs between Guildford and the South Coast via Godalming and being on the route from London to Portsmouth. Elstead allows easy access onto the A3.

A3 access at Milford 2 miles  
 A31 access at Farnham 4.5 miles  
 Farnham 5 miles  
 Godalming 5 miles  
 Guildford 9 miles  
 Haslemere 10 miles

All distances approximate



## VIEWINGS

Sat Nav use GU8 6EP (Hill Crest). Initial unaccompanied viewings can be undertaken at your leisure along the track off Hill Crest. Appointments will be required to go onto the land.

Access to track off Hill Crest



26th April 2023 MPS/dr

### CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

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### DIRECTIONS

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### AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

