



**PROPERTY KNOWN AT LOT 3, LAND OFF BLACKHEATH LANE BLACKHEATH LANE
GUILDFORD SURREY GU5 0RX
GUIDE PRICE £300,000 FREEHOLD**

**APPROXIMATELY 9.3 ACRES IN TOTAL
ADJOINING THE SETTLEMENT BOUNDARY
ESTABLISHED ROAD ACCESS POINT**

GOOD ACCESS TO PUBLIC FOOTPATHS AND BRIDLEWAYS

**SITUATED CLOSE TO THE SURREY HILLS AONB
PREDOMINATELY LAID TO PASTURE
CLOSE TO GUILDFORD AND LOCAL AMENITIES
FREEHOLD**

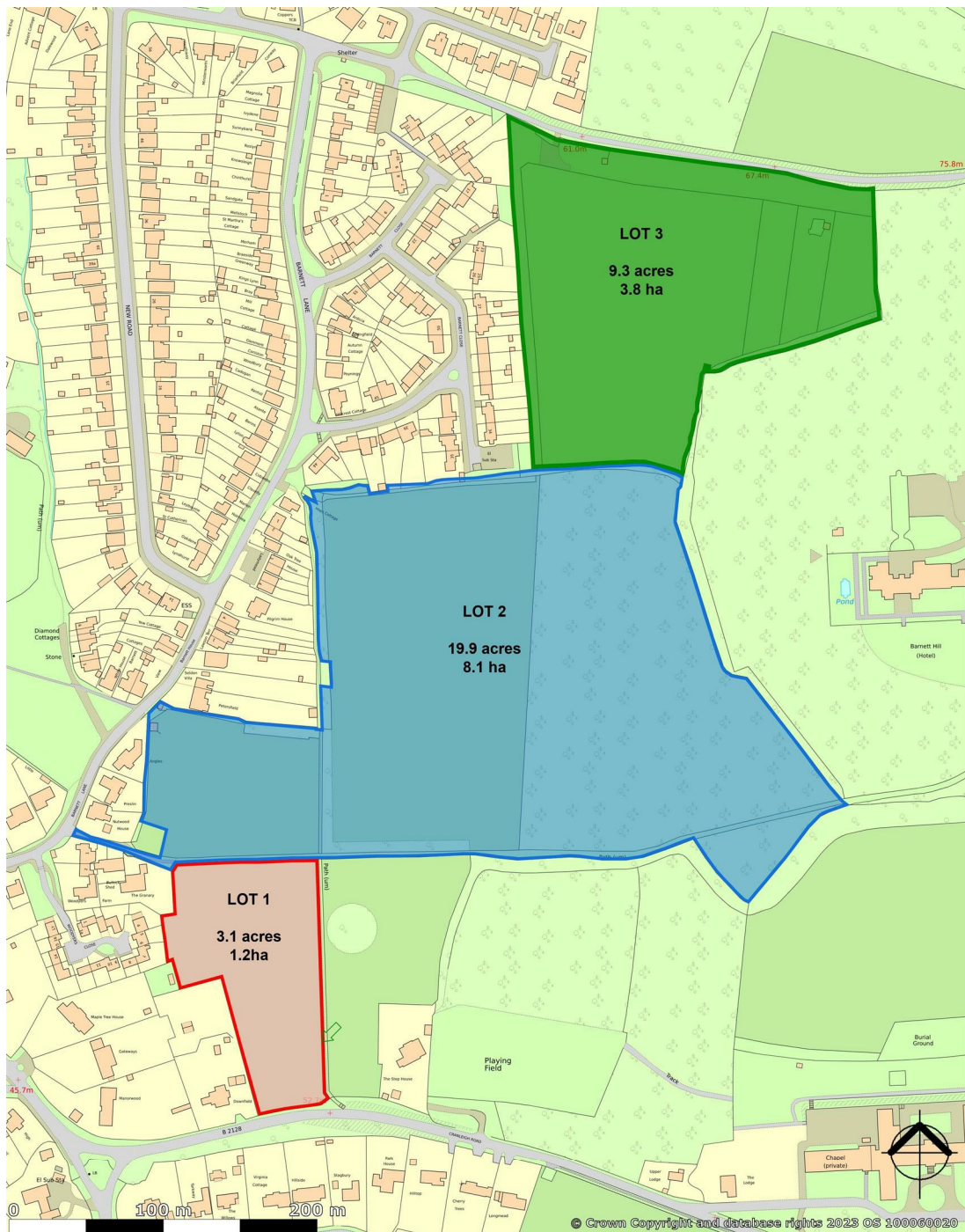
THE PROPERTY

An opportunity to purchase approximately 9.3 acres (LOT 3 as shaded in GREEN on the sale plan) of gently undulating pasture land, adjoining the settlement boundary in the well regarded village of Wonersh. The property is accessed via an established gateway and access point on Blacksmith Lane. There are no public rights of way crossing the property.

The property is offered for sale Freehold with vacant possession available on completion and is registered at the Land Registry under title number SY822756. The property is sold an existing overage deed in place ending July 2029, please speak with a agent for further details.

SITUATION

Located on the edge of the village of Wonersh. The village of Wonersh is an a wonderful rural position yet within a short drive of Surrey's county town, Guildford. The land has direct access to fine walks and bridleways, linking to a network spanning the Surrey Hills AONB.



CG GUILDFORD OFFICE

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk