



# LAND OFF WONERSH COMMON GUILDFORD GU5 0PP GUIDE PRICE £200,000 FREEHOLD

APPROXIMATELY 5.87 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

## LAND OFF WONERSH COMMON, WONERSH, GUILDFORD, SURREY

### Description

An opportunity to purchase approximately 5.87 acres of gently undulating pasture land, adjoining the settlement boundary in the well regarded village of Wonersh. The land is well fenced to all boundaries and enjoys access over Wonersh Common via an established gateway.

#### Services

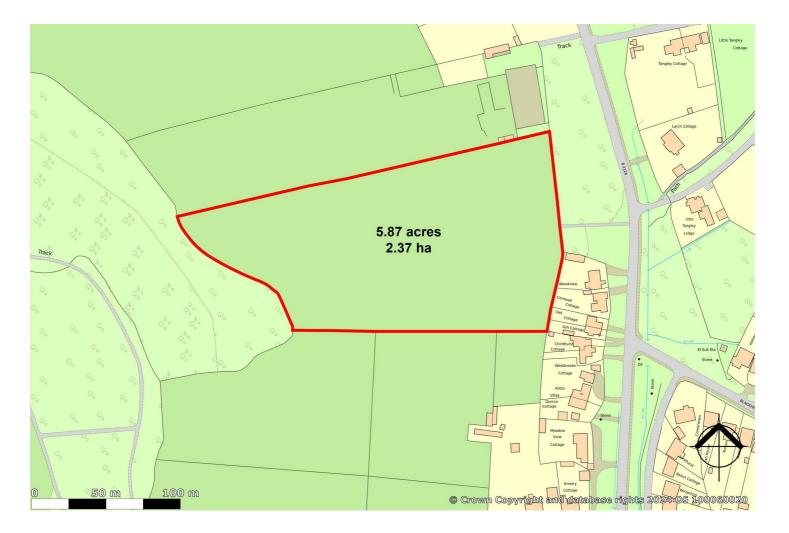
The property benefits from a metered water supply to a trough.

#### Tenure

The property is offered for sale Freehold with vacant possession available on completion and is registered at the Land Registry under title number SY278259.

#### **Overage Provision**

The property is sold subject to an overage provision being a 30% uplift in value, pertaining to residential development for a period of 15 years from the date of completion, please speak with the agent for further details.



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