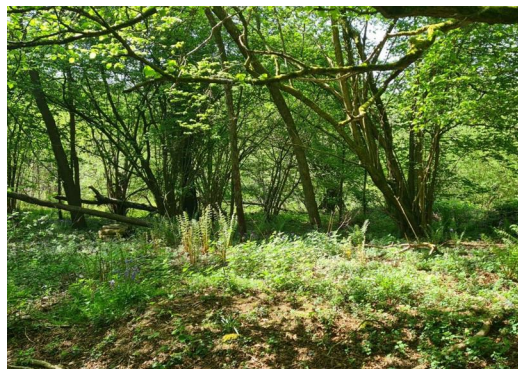




WOODLAND AT MAYOR HOUSE, FARLEY HEATH, GUILDFORD, SURREY, GU5 9EW GUIDE PRICE £200,000 FREEHOLD

- APPROX. 16.5 ACRES IN TOTAL
- PUBLIC FOOTPATH RUNS THROUGH THE PROPERTY, WITH ADDITIONAL RIGHTS OF WAY BORDERING THE NORTH-EAST AND SOUTHERN EDGES
- LOCATED IN FARLEY GREEN, A CHARMING RURAL HAMLET WITH EASY ACCESS TO ALBURY, SHERE, AND GUILDFORD
- COMPRISES ESTABLISHED WOODLAND WITHIN THE SURREY HILLS AREA OF OUTSTANDING NATURAL BEAUTY
- TRANQUIL AND SCENIC SETTING NEAR BLACKHEATH COMMON, IDEAL FOR NATURE ENTHUSIASTS AND RECREATIONAL USE
- FREEHOLD TITLE WITH VACANT POSSESSION AVAILABLE ON COMPLETION



THE PROPERTY

An opportunity to acquire approximately 16.5 acres of woodland nestled in Farley Green, within the heart of the Surrey Hills Area of Outstanding Natural Beauty.

Within the woodland lie the subtle remains of Pit House, a former farmstead situated on the southern slopes of Farley Heath.

The land is intersected by a public footpath (RoW Ref: UD001/227/10), with a second footpath tracing the north-eastern boundary (RoW Ref: UD001/226/20). A byway (RoW Ref: UD001/509/30) also borders the southern edge, providing additional access and connectivity.

The property does not benefit from any mains services and is offered for sale freehold, with vacant possession available upon completion.

SITUATION

Tucked away in one of the Surrey Hills' most serene corners, Farley Green is a picturesque hamlet on the edge of Blackheath Common, renowned for its rolling heathland, ancient woodlands, and rich biodiversity. This peaceful setting offers a quintessentially rural backdrop while remaining accessible to neighbouring villages such as Albury and Shere, and just a short drive from Guildford's extensive amenities and mainline station.

Steeped in history, the area is dotted with charming period homes and criss-crossed by a network of bridleways and footpaths, making it a favourite among walkers, cyclists, and nature enthusiasts alike.

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