



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

**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 Wonerish. The land is well fenced to all boundaries and enjoys access over Wonerish 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.

