



LAND OFF FENNS LANE, WOKING, SURREY GU24 9QE
GUIDE PRICE £135,000 FREEHOLD

APPROXIMATELY 2.49 ACRES IN TOTAL

PREDOMINATELY LAID TO PASTURE

CLOSE TO WEST END VILLAGE AND LOCAL AMENITIES

SITUATED CLOSE TO THE SETTLEMENT BOUNDARY

ESTABLISHED ROAD ACCESS POINT

FREEHOLD

THE PROPERTY

An opportunity to purchase approximately 2.49 acres of level pasture land currently laid to grass in the well regarded village of West End. The property is accessed via an established gateway and access point off Fenns Lane. The property does not benefit from any services, however we believe these to be available in the road (subject to survey). 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 SY475244. The property is sold subject to an overage provision being a 35% uplift in value, pertaining to residential or commercial development for a period of 40 years from the date of completion, please speak with the agent for further details.



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