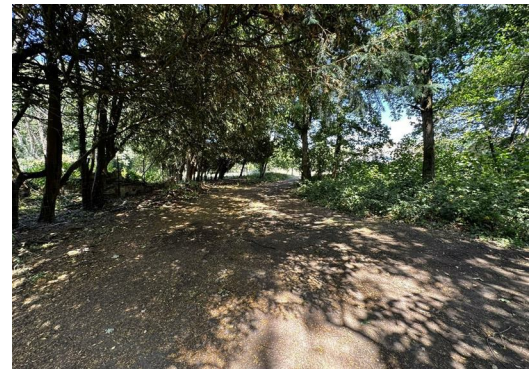
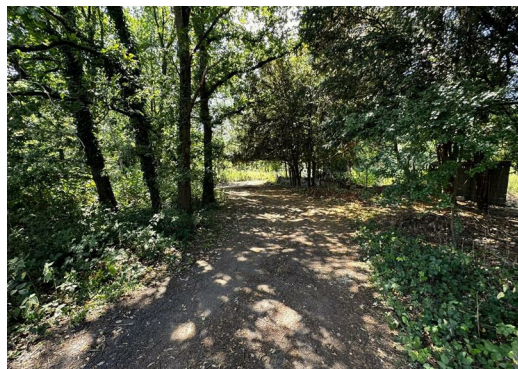
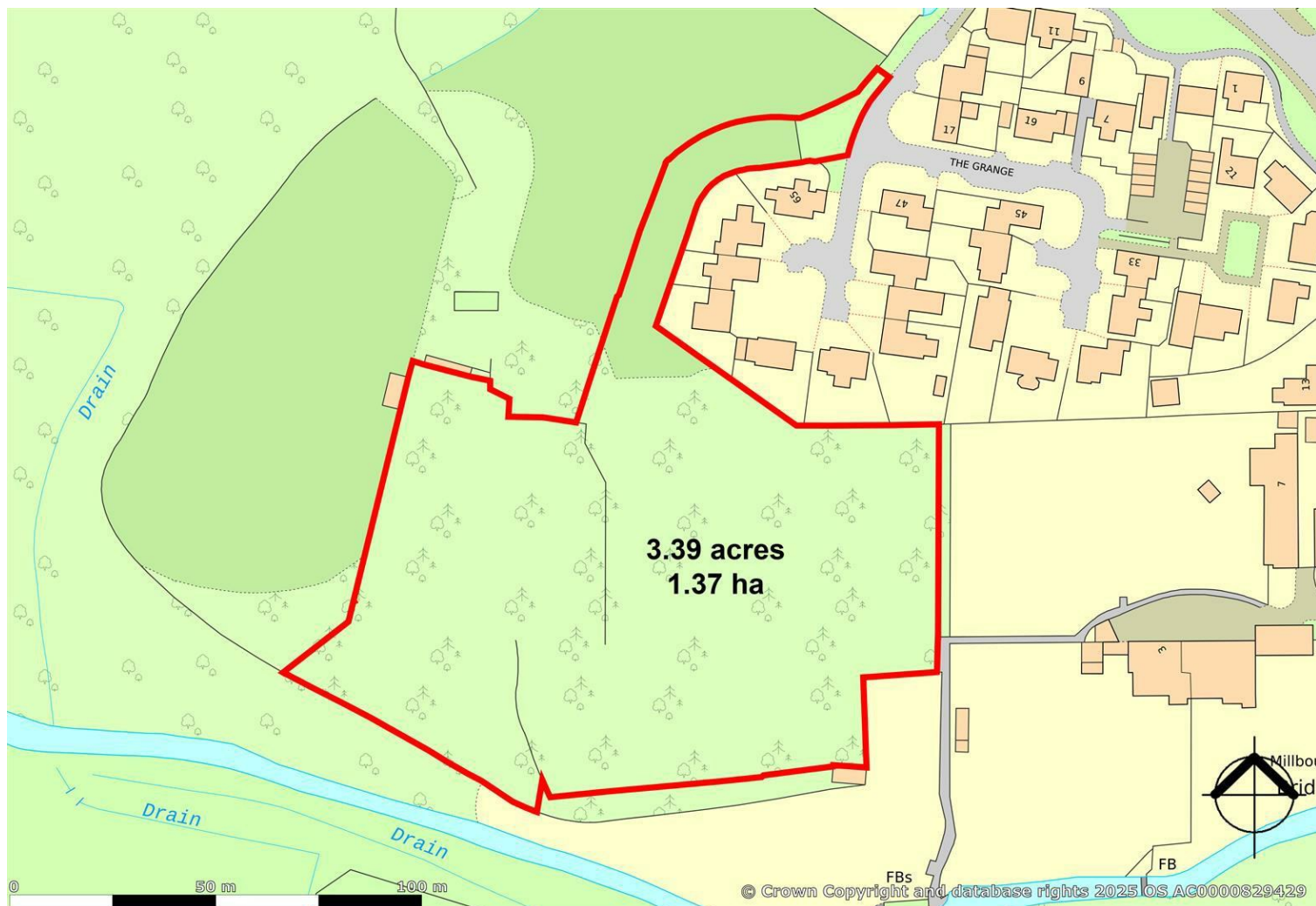




LAND AT THE GRANGE WOKING GU24 8NQ OFFERS IN EXCESS OF £175,000 FREEHOLD

- SALE BY INFORMAL TENDER - BEST AND FINAL OFFERS BY MONDAY 29TH DECEMBER
- NO PUBLIC RIGHTS OF WAY ACROSS THE PROPERTY
- OVERAGE CLAUSE: 25% UPLIFT ON RESIDENTIAL/COMMERCIAL DEVELOPMENT FOR 25 YEARS
- OFFERED FREEHOLD WITH VACANT POSSESSION UPON COMPLETION
- APPROX. 3.39 ACRES OF LAND IN THE DESIRABLE VILLAGE OF CHOBHAM
- SERVICES BELIEVED TO BE AVAILABLE IN THE ROAD (SUBJECT TO SURVEY)
- PEACEFUL RURAL SETTING WITH EXCELLENT TRANSPORT LINKS AND LOCAL AMENITIES



THE PROPERTY

FOR SALE BY INFORMAL TENDER - BEST AND FINAL OFFERS IN WRITING BY MONDAY 29TH DECEMBER 2025

A rare opportunity to acquire approximately 3.39 acres of land located in the highly regarded village of Chobham. This attractive parcel is offered freehold with vacant possession upon completion, and is registered under Title Number SY647643.

While the land is currently undeveloped and without connected services, it is understood that mains services are available in the adjacent road (subject to survey and confirmation by the purchaser).

The property benefits from no public rights of way crossing the land, offering privacy and flexibility for future use. The property also has vehicular access.

Please note, the sale is subject to an overage provision: a 25% uplift in value will be payable in the event of residential or commercial development, applicable for a period of 25 years from the date of completion.

SITUATION

Chobham is a charming Surrey village known for its historic High Street, traditional pubs, and scenic countryside. Surrounded by Chobham Common and woodland, it offers a peaceful rural lifestyle with excellent transport links to London via nearby Woking. The village has a strong community spirit, local events, and access to well-regarded schools—making it a desirable location for families and commuters alike.

CG GUILDFORD OFFICE

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk