

Land off Halfpenny Lane, Guildford, Surrey







The plot offers a **spectacular view** across Guildford.

Knight Frank are pleased to offer this rare opportunity to acquire a 0.25 acre field on the edge of Guildford Town.

In all approximately 0.25 acres

Distances

Guildford High Street 1.6 miles

London Road Guildford station miles (London Waterloo from 48 minutes)

Guildford mainline station 2.6 miles (London Waterloo from 34 minutes)

A3 2.4 miles; M25 junction 10 9.3 miles

Heathrow airport 22.3 miles; Gatwick airport 23.4 miles

(All distances and times are approximate)



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Situation

Guildford's High Street is arguably one of the best town centres in the South East with its iconic cobbled High Street. Guildford offers an extensive range of department stores, boutique shops and restaurants, together with entertainment and leisure amenities, including the Spectrum Leisure Centre at Stoke Park, Surrey Sports Park, G Live and the Yvonne Arnaud and Electric Theatres. Extensive areas of protected open countryside, including Newlands Corner, the Pewley Downs, St Martha's Hill and the Chantry Woods are all on the doorstep.

The land

Set within the Green Belt, an Area of Great Landscape Value (AGLV) and an Area of Natural Beauty (AONB) is this 0.25 acre field is accessed from Halfpenny Lane with vehicular access. Due to the land sitting within the green belt, AGLV and AONB we understand any type of domestic dwelling is highly unlikely.





Directions (Postcode: GU4 8PZ)

From the top of Guildford High Street, proceed along the Epsom Road and turn right into Tangier Road. Proceed to the top of the road and turn left into Warren Road. Follow this to the sharp right-hand bend at the top, which then becomes One Tree Hill Road. After 0.3 miles, continue straight into Halfpenny Lane. The land will then be found after a short distance on your right-hand side, with the gate just after Pennyfarthing.

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Local Authority: Guildford Borough Council: 01483 505050



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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