



**LAND AT BLAKES LANE FARM BLAKES LANE GUILDFORD GU4 7RR
PRICE GUIDE £300,000 FREEHOLD**

**APPROXIMATELY 4.63 ACRES IN TOTAL
PREDOMINATELY LAID TO PASTURE
CLOSE TO GUILDFORD AND LOCAL AMENITIES**

**METERED WATER SUPPLY
STOCK FENCED**

**SITUATED CLOSE TO THE SURREY HILLS AONB
ESTABLISHED ROAD ACCESS POINT
GOOD ACCESS TO PUBLIC FOOTPATHS AND
BRIDLEWAYS
FAR REACHING VIEWS ACROSS SURREY
FREEHOLD**



THE PROPERTY

SALE BY INFORMAL TENDER - BEST OFFERS BY 11 MAY 2026

An opportunity to purchase approximately 4.63 acres of gently undulating pasture land in the well regarded village of East Clandon enjoying with far reaching views across the surrounding countryside towards London.

The property is accessed via an established gateway and access point from Blakes Lane. The property benefits from a metered water supply to a trough. 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 numbers SY549406 & SY686738. The property is sold subject to an overage provision being a 30% uplift in value, pertaining to residential or commercial development for a period of 15 years from the date of completion. Our client requires simultaneous exchange and completion of the contract.

Further details can be obtained from the agent.

SITUATION

East Clandon is a highly regarded Surrey village set at the foot of the North Downs, offering an attractive blend of rural charm and everyday convenience. Surrounded by beautiful open countryside and popular walking routes, the village retains a strong sense of community and character, centred around its historic church and village green. Despite its peaceful setting, East Clandon enjoys excellent access to Guildford, the A3 and mainline rail services to London, making it a sought-after location.

CG GUILDFORD OFFICE

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

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