



**LAND AT FOXBURROW HILL ROAD FOXBURROW HILL GUILDFORD SURREY**  
**GUIDE PRICE £275,000 FREEHOLD**

**APPROXIMATELY 7.23 ACRES IN TOTAL**

**PREDOMINATELY LAID TO PASTURE**

**CLOSE TO GUILDFORD AND LOCAL AMENITIES**

**FAR REACHING VIEWS ACROSS SURREY**

**STOCK FENCED**

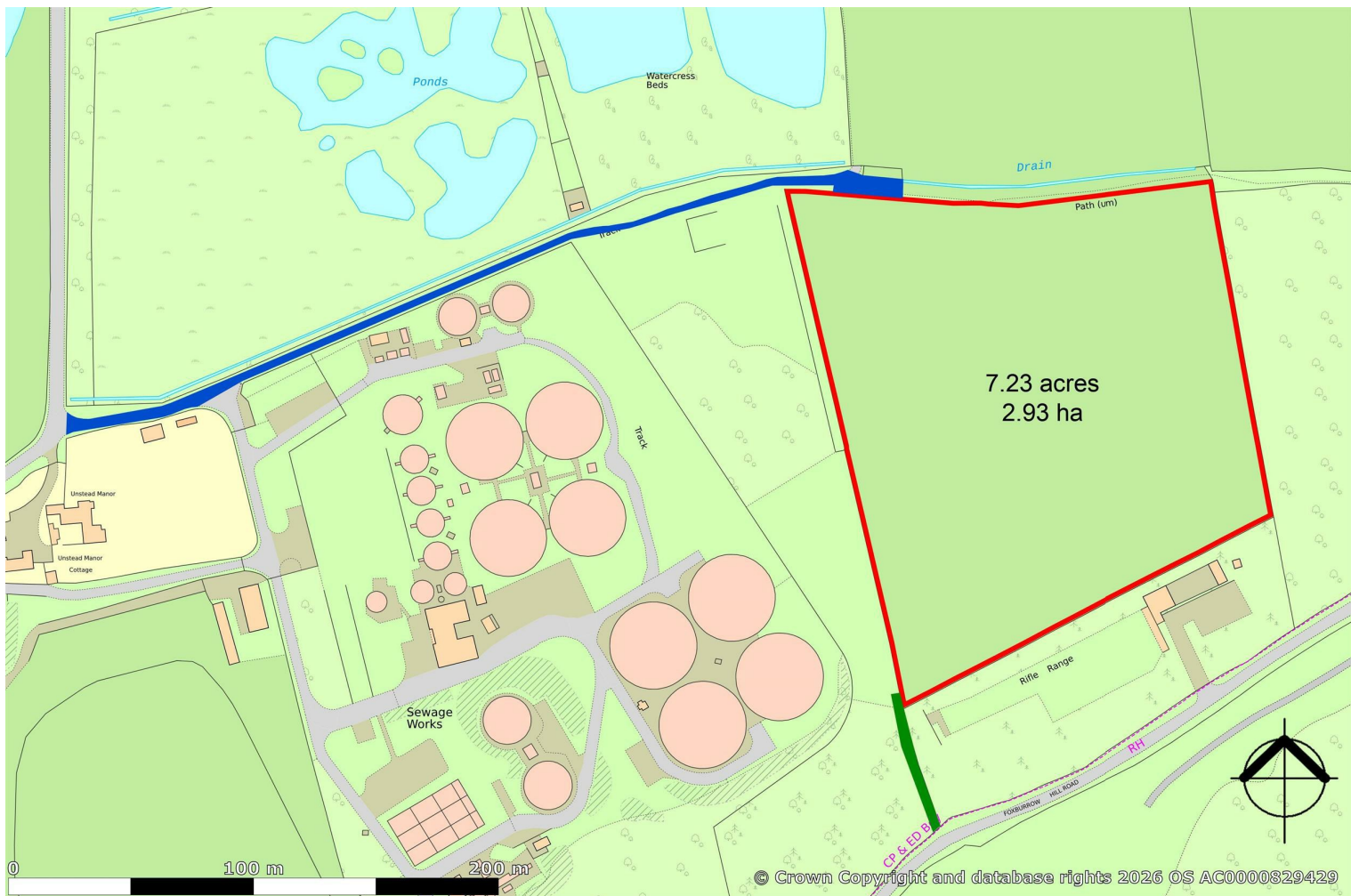
**SITUATED CLOSE TO THE SURREY HILLS AONB**

**ESTABLISHED ROAD ACCESS POINT**

**GOOD ACCESS TO PUBLIC FOOTPATHS AND BRIDLEWAYS**

**METERED WATER SUPPLY**

**FREEHOLD**



## THE PROPERTY

An opportunity to purchase approximately 7.23 acres of well-drained level pasture land in the well regarded village of Bramley, enjoying with far reaching views across the surrounding countryside towards The Hogs Back.

The property is accessed via an established right of way and access point from Unstead Lane, as highlighted in blue on the sale plan. In addition, there is an unrestricted right of way on foot and by vehicle available from Foxburrow Hill Road, as highlighted in green on the plan. The property benefits from a metered water supply to a trough. There are no public rights of ways 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 SY904268 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

Bramley is a well-regarded village offering an attractive balance of rural charm and everyday convenience. The village benefits from a range of local amenities including shops, cafés and schooling, while being surrounded by open countryside ideal for walking and outdoor pursuits. Strong transport links provide straightforward access to nearby towns and wider commuter routes, making Bramley a popular choice for families and professionals alike.

## CG GUILDFORD OFFICE

T: 01483 880900

E: [guildford.sales@clarkegammon.co.uk](mailto:guildford.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)