



WANBOROUGH, GUILDFORD, SURREY

GREENBELT AGRICULTURAL LAND.

MANOR FARM COTTAGES, WANBOROUGH · GU3 2JR · PLOTS FROM £6,000



AVAILABLE NOW

PLOT PRICING

Greenbelt agricultural land at Manor Farm Cottages, Wanborough, available for a variety of uses subject to the necessary consent. Plots are offered in four sizes, held under absolute freehold title.

100 M²

£6,000

200 M²

£8,000

300 M²

£10,000

400 M²

£12,000

* **Please note:** the land is Greenbelt and sits within an Area of Outstanding Natural Beauty. Any change of use or development is subject to the necessary consent from the local planning authority.

FIND THE SITE

Google drop pin

<https://maps.app.goo.gl/TbX9zj6RQveRzPdC6>

Coordinates

51.230979, -0.669192

Address

Manor Farm Cottages, Wanborough, Guildford, GU3 2JR

AT A GLANCE

Total holding

2.54 acres / 1.03 hectares

Title

Absolute freehold — SY881221

District

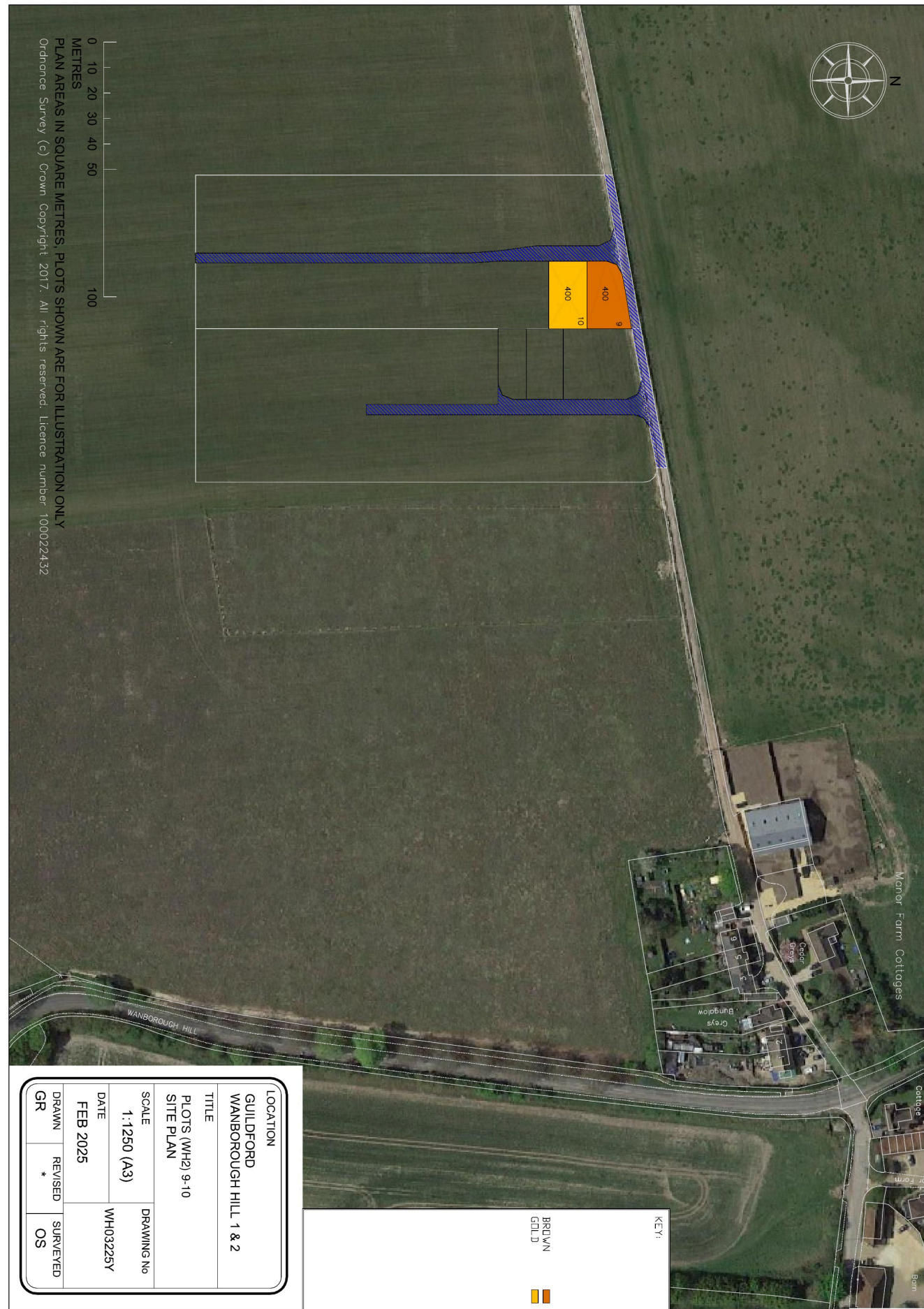
Guildford, Surrey

Land classification

Grade 3 — Good to Moderate Quality

07826 313818 • info@tributeland.co.uk

www.tributeland.co.uk





SITE VIEWS

Aerial and ground-level views of the land at Wanborough Hill, off the private track serving Manor Farm Cottages.



AERIAL OVER THE PLOT FRONTAGE AND ACCESS TRACK



GATED ENTRANCE — PRIVATE TRACK, NO PUBLIC RIGHT OF WAY



TITLE SUMMARY

Land summary for Manor Farm Cottages, Wanborough, prepared 16/03/2023.

Title number	SY881221
Title class	Absolute freehold title
Estate interest	Estate in land
Area	2.54 acres / 1.03 hectares
Comments	Manor Farm Cottages, Wanborough

TITLE EXTENT



* **Freehold:** the holding is registered under a single absolute freehold title, with plots sold from within the registered extent shown above.



SITE CONSIDERATIONS

Distances from the land to mapped designations and constraints.

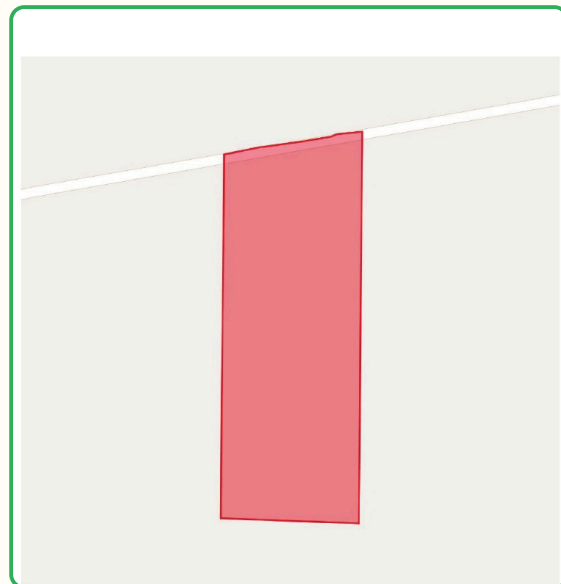
WITHIN THIS LAND

Area of Outstanding Natural Beauty	0 metres
Greenbelt	0 metres

BETWEEN 50 AND 2,000 METRES

Ancient Woodlands	226 metres
Public Rights of Way	234 metres
Listed Buildings	362 metres
Scheduled Monuments	1,182 metres

MAPPED EXTENT



OVER 2,000 METRES FROM THIS LAND

Flood Zone 2	2,086 m
Flood Zone 3	2,086 m
Sites of Special Scientific Interest	2,194 m
Special Areas of Conservation	3,437 m

Special Protected Areas	3,437 m
Local Nature Reserves	4,690 m
National Nature Reserves	6,921 m
National Parks	12,194 m

* **Within an AONB:** unlike most plots in this range, the land sits inside an Area of Outstanding Natural Beauty as well as the Greenbelt. Both designations weigh heavily in any planning decision.



BOUNDARY & AGRICULTURE

Administrative boundaries and agricultural classification for the holding.

BOUNDARY

Parish	Wanborough CP
District	Guildford
County	Surrey

AGRICULTURAL

Land classification	Grade 3 — Good to Moderate Quality
Land use category	Agricultural areas
Nitrate or Safeguard Zone	SgZ Drinking water (Surface), SgZ Drinking water (Ground)

* **Water designations:** the land sits within both surface and groundwater drinking water safeguard zones — worth factoring into any intended use.



LOCAL VALUES

Average residential values and recent comparable sales for the GU3 postcode area.

AVERAGE VALUE AREA

GU3

PER SQ FT

£520

PER SQ M

£5,599

COMPARABLE SALES — 6 MOST RECENT TRANSACTIONS

PROPERTY	SOLD DATE / PRICE
41 Frog Grove Lane, Wood Street Village, GU3 3EY	21/12/2022 £860,000
6 Oak Cottage Close, Wood Street Village, GU3 3DB	19/12/2022 £795,000
4 Deacon Way, GU3 3EN	16/12/2022 £628,000
144 Envis Way, Fairlands, GU3 3NL	16/12/2022 £270,000
4 Brocks Drive, Fairlands, GU3 3ND	15/12/2022 £537,500
Bramcombe, Flexford Road, Normandy, GU3 2EF	06/12/2022 £805,000

* **For context only:** these are residential transactions in the wider GU3 area and are not a valuation of the agricultural plots offered here.



NEARBY LAND FOR SALE

Other land listings recorded in the Guildford district at the time of reporting.

LISTING	DISTRICT / PRICE
Greenbelt Agricultural...	Guildford £8,000
Ashfield Lodge Farm...	Guildford £1,850,000
1 bed equestrian pr...	Guildford £650,000
Henley Park Farm Ho...	Guildford £2,000,000



PLANNING & OWNERSHIP

Planning history and registered ownership recorded against the land.

PLANNING

Current applications

0 applications

Historic applications

0 applications

OWNERSHIP

Ownership category

Company owned

Title ownership record

1 title record

Freeholder

Bourne End Limited

Registered

29/10/2021

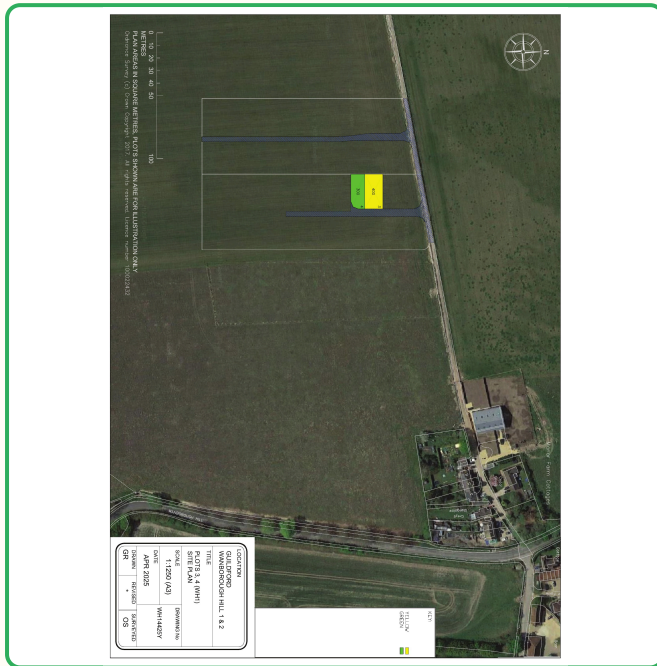
* **No planning history:** no current or historic planning applications are recorded against this land. Any intended use will require a fresh application to Guildford Borough Council.



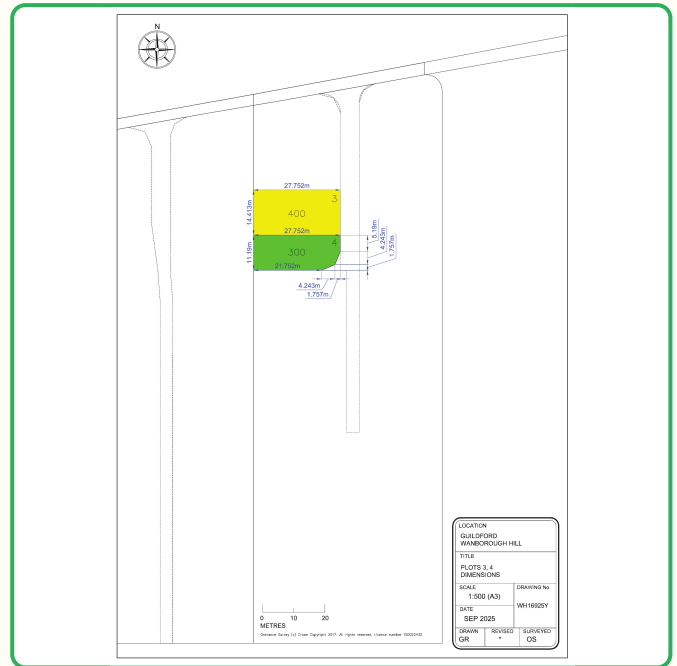
PLOTS LOCATION PLAN · MPG16X24, OCT 2024, 1:2500 (A3)

LATEST PLANS

Plot areas shown in square metres. Plots shown are for illustration only.



PLOTS 3, 4 (WH1) SITE PLAN · WH14425Y, APR 2025, 1:1250



PLOTS 3, 4 DIMENSIONS · WH16925Y, SEP 2025, 1:500

PLOT SCHEDULE — WH14X24R

PLOT	AREA
WH1 — Plot 1 (red)	400 m ²
WH1 — Plot 2 (orange)	400 m ²
WH1 — Plot 3 (yellow)	400 m ²
WH1 — Plot 4 (green)	300 m ²
WH2 — Plot 9 (orange)	400 m ²
WH2 — Plot 10 (gold)	400 m ²

MEASURED DIMENSIONS — WH16925Y

PLOT	DIMENSIONS
Plot 3 — width	27.752 m
Plot 3 — depth	14.415 m
Plot 4 — front / rear	27.752 m / 21.752 m
Plot 4 — depth	11.19 m
Plot 4 — corner splay	4.243 m / 1.757 m



AERIAL VIEWS

Further aerial views of the land at Wanborough Hill, showing the plot area, the private access track and the surrounding farmland.



AERIAL OVER THE PLOT AREA AND THE PRIVATE ACCESS TRACK



WIDER VIEW ACROSS THE HOLDING

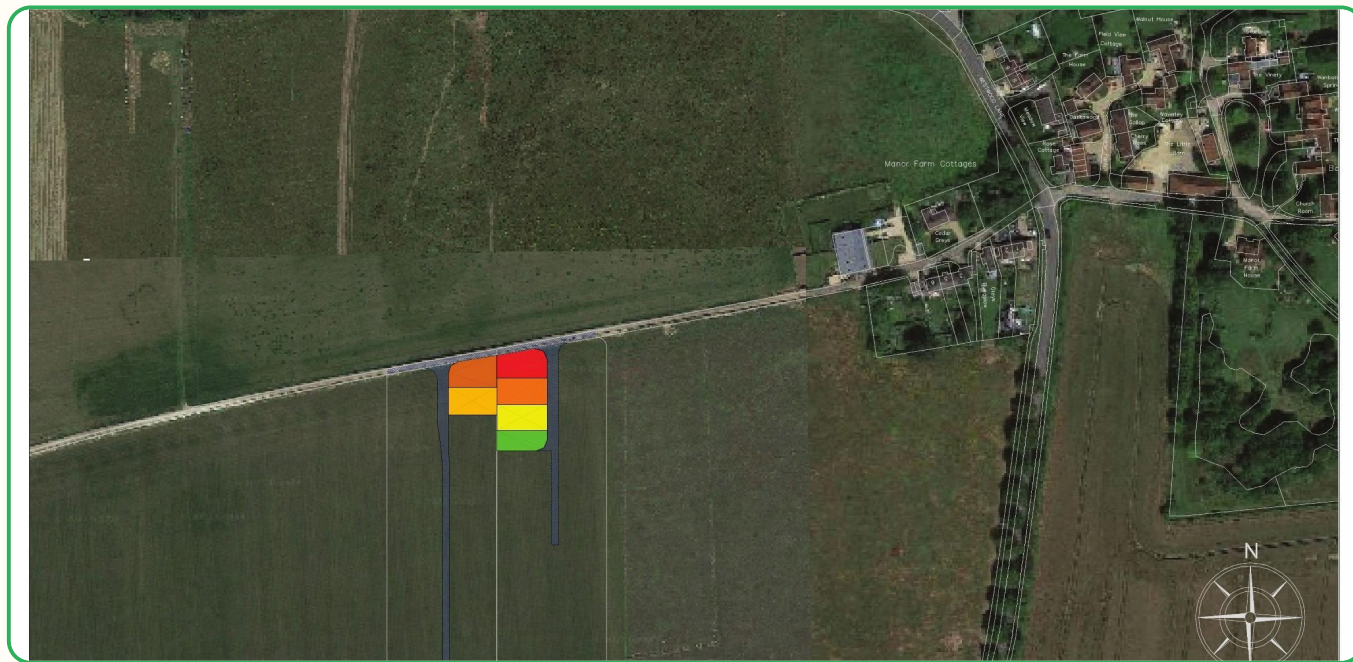


LOOKING TOWARDS MANOR FARM COTTAGES



GETTING THERE

The land sits on the northern slope of the Hog's Back, about four miles west of Guildford, on the edge of Wanborough village. Scan the code for the Google drop pin and directions.



SATELLITE LOCATION PLAN — THE PLOTS, THE ACCESS TRACK AND WANBOROUGH VILLAGE

DIRECTIONS

1. Leave the A31 Hog's Back at the Wanborough turning and follow the lane down into the village.
2. Continue through the village to Manor Farm Cottages, at the western edge of Wanborough.
3. Access to the land is by the gated private track serving the cottages, signed **Private Property — No Public Right of Way**. The plots lie off this track.
4. Viewings are by appointment only. Please call before travelling.

GOOGLE DROP PIN



[maps.app.goo.gl/
TbX9zj6RQveRzPdC6](https://maps.app.goo.gl/TbX9zj6RQveRzPdC6)

COORDINATES

51.230979, -0.669192

POSTCODE

GU3 2JR

NEAREST STATION

Wanborough — 1.5 miles

Please note: the GU3 2JR postcode covers a wide rural area, so satnav alone may not bring you to the land. Use the drop pin or the coordinates above.