



WANBOROUGH, GUILDFORD, SURREY

GREENBELT AGRICULTURAL LAND.

WESTWOOD LANE, WANBOROUGH · GU3 2JR · 1.66 ACRES



AVAILABLE NOW

PLOT PRICING

Greenbelt agricultural land at Westwood Lane, available for residential or commercial use subject to the necessary consents. Multiple plots available if required.

100 M²

£5,000

200 M²

£6,000

300 M²

£7,000

400 M²

£8,000

* **Please note:** the land is Greenbelt agricultural land. Any residential or commercial use is subject to the necessary consents from the local planning authority.

FIND THE SITE

Google drop pin

<https://maps.app.goo.gl/cmE5ANJXNZW3ZJct6>

Address

Westwood Lane, Wanborough, Guildford, GU3 2JR

AT A GLANCE

Total holding

1.66 acres / 0.67 hectares

Title

Absolute freehold — SY864326

District

Guildford, Surrey

Land classification

Grade 3 — Good to Moderate Quality

07826 313818 • info@tributeland.co.uk

www.tributeland.co.uk



SITE PLAN



0 10 20 30 40 50 100
METRES

Ordnance Survey (c) Crown Copyright 2017. All rights reserved. Licence number 100022432

800

KEY:
RED



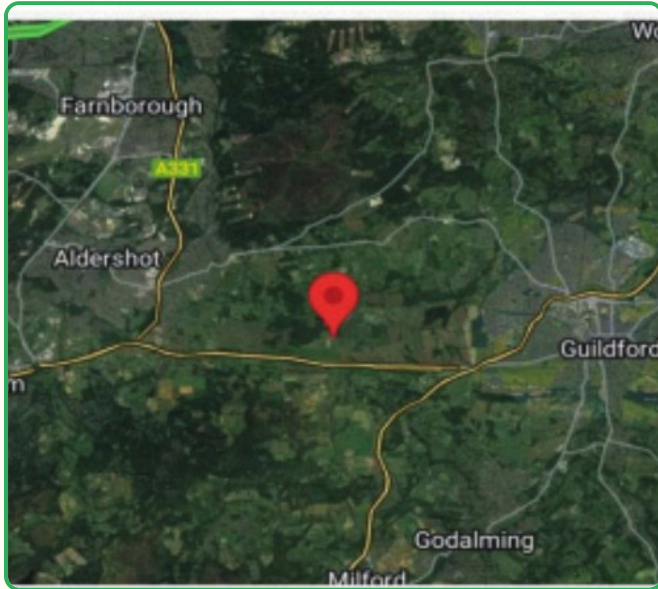
LOCATION GUILDFORD WESTWOOD LANE		TITLE PLOTS SITE PLAN	
SCALE 1:1250 (A3)	DRAWING No WWL23320R		
DATE MAR 2020	SURVEYED OS		
DRAWN GR	REVISED *		

Drawings produced by C.H. SURVEY LTD. 11, Church Road, Guildford Surrey GU1 1AA Telephone 01753 450833 Email chs@chs-survey.co.uk	
--	--



LOCATION & ACCESS

The land lies off Westwood Lane at Wanborough, between Guildford and Farnham, just north of the A31.



REGIONAL CONTEXT — GUILDFORD & FARNHAM



LOCAL CONTEXT — WANBOROUGH



SATELLITE VIEW — ACCESS OFF WESTWOOD LANE



GATED ENTRANCE FROM THE LANE



TITLE SUMMARY

Land summary for Westwood Lane, Wanborough, prepared 05/03/2023.

Title number	SY864326
Title class	Absolute freehold title
Estate interest	Estate in land
Area	1.66 acres / 0.67 hectares
Comments	Westwood Lane, 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

Greenbelt

0 metres

WITHIN 50 METRES

Ancient Woodlands

9 metres

BETWEEN 50 AND 2,000 METRES

Area of Outstanding Natural Beauty

237 metres

Public Rights of Way

257 metres

Listed Buildings

407 metres

Scheduled Monuments

880 metres

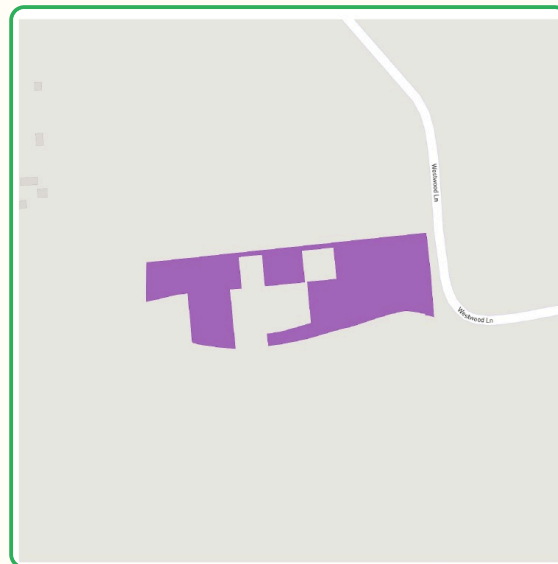
Flood Zone 2

1,840 metres

Flood Zone 3

1,840 metres

MAPPED EXTENT



OVER 2,000 METRES FROM THIS LAND

Sites of Special Scientific Interest

2,447 m

Special Areas of Conservation

3,133 m

Special Protected Areas

3,133 m

Local Nature Reserves

4,387 m

National Nature Reserves

7,269 m

National Parks

12,204 m



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)

* **Grade 3 land:** classified as good to moderate quality agricultural land, and sitting within a surface drinking water safeguard zone — worth factoring into any intended use.



AERIAL VIEW OF THE HOLDING OFF WESTWOOD LANE



LOCAL VALUES

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

AVERAGE VALUE AREA

GU3

PER SQ FT

£523

PER SQ M

£5,632

COMPARABLE SALES — 6 MOST RECENT TRANSACTIONS

PROPERTY	SOLD DATE / PRICE
25 St Michaels Avenue, Fairlands, GU3 3LY	08/11/2022 £482,500
14 Christmas Pie Avenue, Normandy, GU3 2EG	07/11/2022 £382,500
Woodend, Goose Rye Road, Worplesdon, GU3 3RJ	04/11/2022 £2,015,000
93A The Street, Puttenham, GU3 1AT	04/11/2022 £530,000
7 Old Hall Cottages, 3 Glaziers Lane, Normandy	03/11/2022 £500,000
9 Pirbright Road, Normandy, GU3 2AG	31/10/2022 £290,000

* **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
Manor Farm Cottages	Guildford £5,000
Ashfield Lodge Farm...	Guildford £1,850,000
1 bed equestrian pr...	Guildford £650,000



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

* **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.



GATED ACCESS TO THE SITE FROM WESTWOOD LANE

LOCATION
QUILTERED
TITLE
PLOT 5
SITE PLAN
SHEET 1 OF 2 (A1)
DATE
MAY 2025
DRAWN BY
VMA/JZSM
DATE
MAY 2025
CHECKED
S. G. (RGS)
BY
OS

0' 10' 20' 30'

12



AERIAL VIEWS

Recent aerial photographs of the land at Westwood Lane, Wanborough, showing the holding, the yard and standings, and the surrounding farmland.



THE HOLDING IN ITS WIDER SETTING



CLOSER VIEW OF THE YARD AND STANDINGS



THE SITE AND THE TRACK RUNNING THROUGH IT



ACROSS THE HOLDING AND ADJOINING FIELDS

FINDING THE SITE

Satnav drive to 51.232877, -0.669555 — Westwood Lane, Wanborough, Guildford GU3 2JR.

Drop pin <https://maps.app.goo.gl/HAHLkGGDNn6VjMeP6>

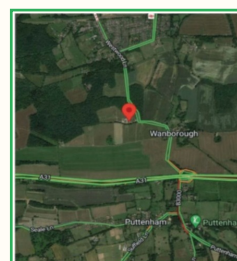
By car off Westwood Lane at Wanborough, between Guildford and Farnham, just north of the A31.

On arrival the entrance is the gated access from Westwood Lane shown on pages 05 and 11.

Viewings by appointment — 07826 313818 or info@tributeland.co.uk.



SCAN FOR THE PIN



WANBOROUGH & THE A31
Map data © Google



WESTWOOD LANE ACCESS

Photographs and maps show the wider holding and its surroundings — plot boundaries are shown on the site plans on pages 03 and 04.

07826 313818 • info@tributeland.co.uk

www.tributeland.co.uk