



VANTAGE
LAND
01727 701303

Westwood Paddock
2.04 acres

WESTWOOD Paddock, NORMANDY, GUILDFORD, SURREY
LAND FOR SALE ON WESTWOOD LANE, SOUTH OF FLEXFORD, GU3 2JR

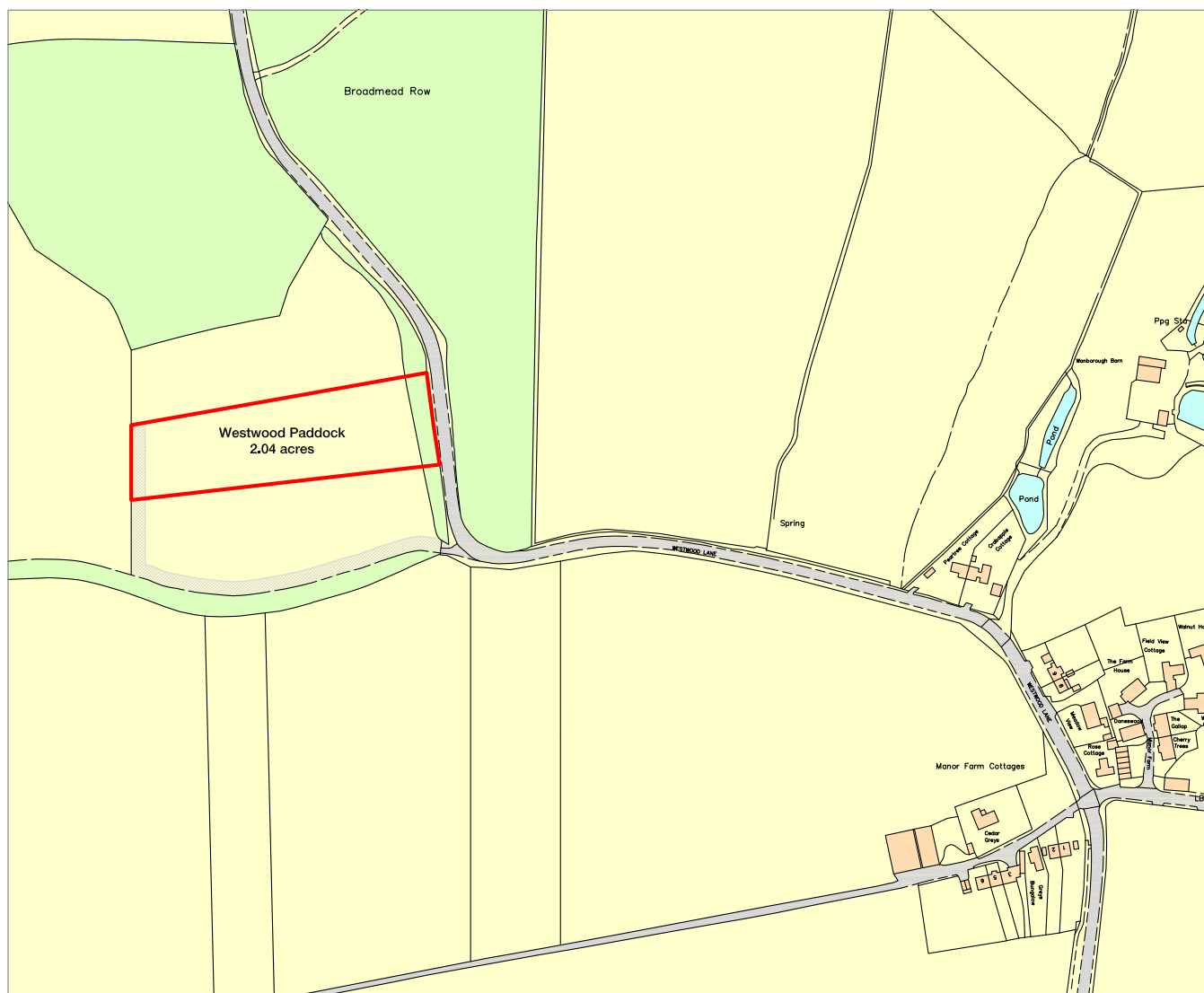
GRAZING LAND FOR SALE WITH ROAD FRONTAGE ON THE EDGE OF A SOUGHT-AFTER VILLAGE

Westwood Paddock is a fantastic opportunity for you to own a regular shaped block of pasture land measuring 2.04 acres.

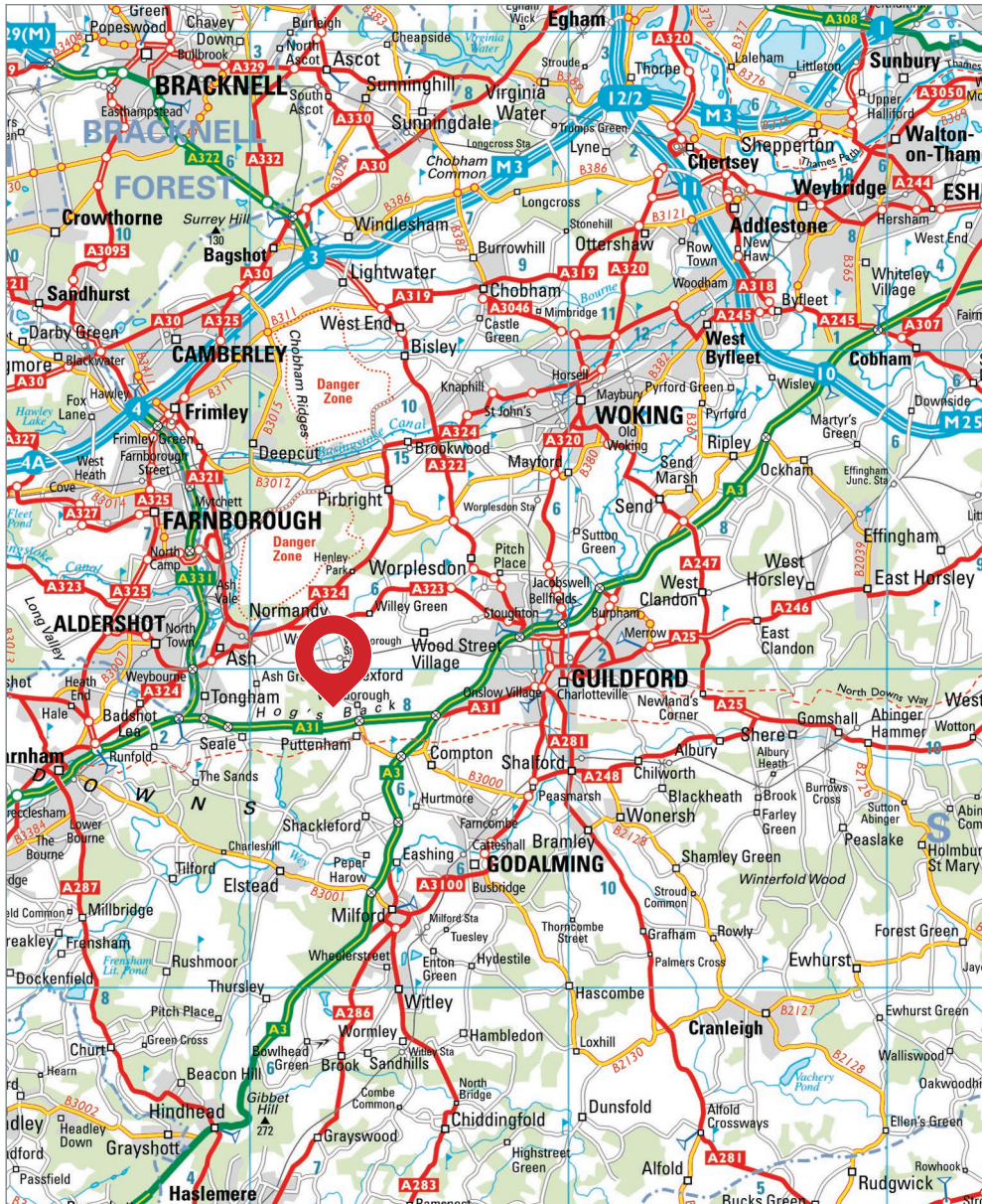
The land is flat and benefits from road frontage onto Westwood Lane. There is a mature tree belt along the roadside boundary offering good privacy. The land is suitable for a range of recreational and amenity uses subject to any necessary consents.

Ideally situated on the southern outskirts of the desirable village of Normandy, the land enjoys easy access to local amenities and transport links. The A31 is within easy reach and provides quick access into the large towns of Farnham and Guildford.

Mainline train services in Guildford mean you are just over half an hour from Central London, whilst the nearby A3 conveniently connects you to the south coast and the M25.



Size	Guide Price
2.04 acres	£95,000



LOCATION

- ◆ 3.9 miles to Guildford
- ◆ 3.9 miles to Godalming
- ◆ 4.1 miles to Aldershot
- ◆ 5.4 miles to Farnborough
- ◆ 5.9 miles to Farnham
- ◆ 7.6 miles to Woking
- ◆ 12.5 miles to Ascot
- ◆ 30.1 miles to Central London

The land is pleasantly situated on the southern outskirts of the highly sought-after village of Normandy, within the Borough of Guildford.

The village is known for its friendly community and blend of rural charm with easy access to local amenities, countryside walks and transport links.

Ideally situated, the land is just a short distance from the vibrant, bustling market town of Guildford.

Its famous cobbled high street offers a diverse range of independent shops, boutiques, cafes, and restaurants. It is complemented by three shopping centers featuring well-known high street brands as well as extensive leisure facilities.

TRANSPORT LINKS

- ◆ 0.4 miles to the A31
- ◆ 2.1 miles to the A3
- ◆ 3.7 miles to Guildford Train Station *
- ◆ 7.1 miles to the M3 (J4)
- ◆ 11.3 miles to the M25 (J10)
- ◆ 18.9 miles to London Heathrow Airport

Additionally, Guildford station offers fast, frequent and direct train services to London in just over half an hour.

Road access is convenient as the land lies just off the A31, which connects to the A3. This provides direct access to London, the M25 motorway, and the South Coast.

If you're looking for more recreational pursuits, the historic Puttenham Golf Club can be found to the south of the land, and is regarded by many to be one of the finest and friendliest clubs in the county.

* Journey Times: 8 mins to Woking; 35 mins to London Waterloo; 47 mins to London Gatwick Airport

LAND DESIGNATION

As with all the southern half of the Borough of Guildford, the land is designated as an Area of Great Landscape Value. The land is also situated within the Metropolitan Green Belt.

The land is subject to an Article 4 Direction and any development or change of use would be subject to the appropriate permission.

LOCAL AUTHORITY

Guildford Borough Council
www.guildford.gov.uk

OVERAGE

The land is subject to an Overage based on 20% of any uplift in value following the grant of planning permission for development other than for agricultural, equestrian or forestry purposes. The Overage period is 80 years from 2017 and is for the benefit of a previous owner.

PROPERTY PRICES

The land is situated within an affluent area where property are **65% above** the national average (*Source: Zoopla*). These premium house prices reflect the desirability of the area as a place to live and own property – including land.

LAND VALUES

Average pasture land prices within the region are **9% higher** than the national average. With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers.

This is supported by the fact that **over the past five years, land values have risen by 26%** outperforming the residential property market.

METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.

ACCESS

The land benefits from 52m of road frontage onto Westwood Lane. Access is via a gated entrance to the south, that is set-back from the road.

Full vehicular right of way is provided from this entrance to the land via an easement. Please call 01727 701303 if you require any further information.

WHAT3WORDS

The gated entrance on Westwood Lane to the south can be found here – [///flesh.nerves.signified](https://www.what3words.com/flesh.nerves.signified)

The south-west corner of the land can be found here – [///haystack.bridge.walkway](https://www.what3words.com/haystack.bridge.walkway)

VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.



Full vehicular access to the land is via a gated entrance set-back from Westwood Lane.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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