



**LAND ON THE CORNER OF UNSTEAD LANE GUILDFORD SURREY GU5 0BT
GUIDE PRICE £100,000 FREEHOLD**

GRAZING LAND

ROAD ACCESS

ADJACENT TO RIVER

**SITUATED IN THE GREENBELT AND AN AREA OF GREAT
LANDSCAPE VALUE**

5.96 ACRES

METERED WATER SUPPLY

FREEHOLD

THE PROPERTY

An opportunity to purchase approximately 5.96 acres of pasture land, between the well regarded villages of Bramley and Peasmarsh. The property is accessed via an established gateway with direct road access. The property benefits from a metered water supply. There is a public footpath (Footpath 473a) crossing the south eastern corner of 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 SY61830 and SY702079.

The property situated in the Green Belt and an Area of Great Landscape Value (AGLV) with a presumption that it is not suitable for residential development.



AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

CG GUILDFORD OFFICE

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

CLARKE  GAMMON
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