

**RECORD OF DECISION TAKEN BY A
LEAD COUNCILLOR UNDER
DELEGATED AUTHORITY**

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| SUBJECT / ISSUE: | Making of an Article 4 Direction – Wanborough Fields |
| KEY DECISION* Yes/No | No |
| NAME AND DESIGNATION OF LEAD COUNCILLOR TAKING DECISION: | Councillor Paul Spooner Lead Councillor for Planning and Regeneration |
| SOURCE OF AUTHORITY TO TAKE DECISION: Executive Delegation (include date of meeting) | The Leader of the Council choosing to exercise this executive function, which is currently delegated to the Director of Planning and Regeneration (Article 6.2 of the Constitution) |
| CONSULTATIONS: (a) Local Ward Councillor(s): Comments: Local Parish Council(s): Comments: (b) Officers (state names): Comments: (c) Other consultations Comments: | None None None None |
| DETAILS OF DECISION: (attach additional sheets if required) | C Agrees to make an immediate Article 4 direction across the land to remove permission, granted by the General Permitted Development Order 2015 (as amended), relating to Schedule 2, Part 2, Minor Operations, Class A, relating to fences, gates, walls and any other means of enclosure and Schedule 2, Part 4, Temporary Buildings and Uses, Class B, relating to temporary uses of the land and meet the statutory notification and consultation requirements (see attached report) |
| Reasons for Decision: | There is sufficient merit and justification for an Article 4 Direction in this particular instance. The development to which the direction relates (as described in the report) would be prejudicial to the proper planning of the area – the subdivision of this AONB/AGLV land would interfere with the visual amenity, and open quality and special nature of the land. |
| Conflict(s) of interest declared | None |

| | |
|---|--|
| <p>Details of any alternative options considered and rejected when making the decision:</p> | <p>A Declines to make an Article 4 direction on the land as the land is well protected by its current Green Belt and AGLV/AONB designation; or</p> <p>B Agrees to make a non-immediate Article 4 direction across the land to remove permission, granted by Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), relating to Schedule 2, Part 2, Minor Operations, Class A, relating to fences, gates, walls and any other means of enclosure and Schedule 2, Part 4, Temporary Buildings and Uses, Class B, relating to temporary uses of the land and meet the statutory notification and consultation requirements.</p> |
| <p>DATE OF IMPLEMENTATION** (normally five days after publication of the decision – see notes overleaf)</p> | <p>12 February 2018</p> |
| <p>Contact Officer: Service: Direct Line: File Ref:</p> | <p>Tim Dawes Planning Development Manager</p> <p>01483 444650</p> |
| <p><u>Important Notes:</u></p> <p>KEY DECISION</p> <p>* a “key decision” is:</p> <p>(i) a decision which is likely to result in significant expenditure or savings (of at least £200,000) having regard to the budget for the service or function to which the decision relates; and/or</p> <p>(ii) a decision which is likely to have a significant impact on two or more wards within the Borough.</p> <p>(iii) A key decision should appear on the Forward Plan for at least clear 28 days before being taken. If the decision is more urgent, it will become subject to urgency provisions¹.</p> <p>CALL-IN</p> <p>** When an executive decision is made by a Lead Councillor under delegated authority, implementation of the decision is normally suspended for five working days from the date of publication of the decision to enable councillors to exercise their right to call-in the decision for review by the Overview and Scrutiny Committee. In cases of urgency, the call-in provision may be waived, and the decision implemented immediately, if the Lead Councillor taking the decision and the chairman of the Overview and Scrutiny Committee agree.</p> | |

¹ Contact Committee Services for further information

ACCESS TO INFORMATION RULES

This record must be retained for six years following the date of the decision.

In accordance with Access to Information Procedure Rule 30, you must ensure that, as soon as reasonably practicable after making this decision,

- (1) you send a copy of this record of decision, together with any relevant report or background paper referred to therein, to Committee Services so that it may be uploaded to the website; and
- (2) you make a copy of this record of decision, together with any relevant report or background paper referred to therein, available for inspection by the public at the Council offices.

CONFIDENTIAL / EXEMPT INFORMATION²

If this record or any document (or part of a document) referred to herein contains confidential or exempt information, the requirement to make this record or any such document available for inspection by the public is removed. In such circumstances, you must still retain the record for six years for audit trail purposes.

I hereby take the decision referred to above, for the reason stated.

Signed:



Dated:

7/2/2018

² If you are unsure as to what constitutes confidential or exempt information, please contact Committee Services

Report to the Leader of the Council

Ward affected: Wanborough

Report of Director of Planning and Regeneration Services

Author: Tim Dawes

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Date: 7 February 2018

Consideration of request for an Article 4 Direction on land at Wanborough

Executive Summary

In November 2017, Planning Services was made aware that a large area of land in Wanborough had been put up for sale in smaller parcels of land by a company called Vantage Land. Concern was initially raised locally, resulting in an enforcement case being logged. In addition and more recently, an e Petition has been submitted by the Parish Council to get the item considered and debated (currently containing 463 e-signatories). Due to the growing public interest in this matter, the Leader of the Council requested that an item be placed before him for a decision at the earliest opportunity.

The land in question is located to the north of the main A31, Hogs Back trunk road and to the west of Wanborough Hill, within the Green Belt, an Area of Great Landscape Value (AGLV) and with the southern area of the site, adjacent to the A31, being within an Area of Outstanding Natural Beauty (AONB). The site is comprised of agricultural land, which is currently not in any active use. To the east, the land adjoins a small number of residential properties, which form the village of Wanborough, which is within the Wanborough conservation area. There is also an isolated residential property located on the northwest boundary of the site. To the north of the site is an area of woodland, which forms the northern boundary of the site. There is only one access to the site from Wanborough Hill, providing access to the land.

The primary cause for concern is the potential for the future parcelling of traditional and unique landscape into smaller paddocks. If the land is successfully sold off, the Parish Council (and others) are particularly concerned with the potential for mis-matched fencing, the laying of hard standing and the erection of field shelters, some of which may fall within permitted development rights. From officer's perspective, the proposal has been investigated thoroughly, and several site visits have occurred, and apart from one plot of land there are no obvious breaches of planning on the land and no obvious and blatant subdivision of the land. There is no indication that any of the works described above have commenced.

The protection afforded to the land in policy terms is the same as across 89% of the borough - Green Belt. The land is also protected by way of a local designation, an AGLV and part of the land on the southern section of the site (adjacent to the A31) is within the AONB.

By an Article 4 direction, a Local Planning Authority can restrict the scope of permitted development rights in relation to defined areas. The effect of withdrawing such rights is that affected owners will need to seek express planning permission. It does not mean that planning permission is automatically refused; it simply means that controls and restrictions are put in place that would not normally be there. If planning permission is refused, or granted subject to conditions other than those in the Town and Country Planning (General Permitted Development) Order 1995 ("the GPDO"), the landowner is entitled under s107 of the Town and Country Planning 1990 Act ("the 1990 Act") to claim compensation for abortive expenditure and any loss or damage caused by the loss of rights. Advice contained in the Planning Practice Guidance states: -

"The use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. The potential harm that the direction is intended to address should be clearly identified. There should be a particularly strong justification for the withdrawal of permitted development rights relating to:

- A wide area (e.g. those covering the entire area of an LPA, national park or AONB)
- Agriculture and forestry development. Article 4 directions related to agriculture and forestry will need to demonstrate that permitted development rights pose a serious threat to areas or landscapes of exceptional beauty
- Cases where prior approval powers are available to control permitted development
- Leisure plots and uses
- The installation of microgeneration equipment".

Further to this, the National Planning Policy Framework provides:

"The use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities). Similarly, planning conditions should not be used to restrict national permitted development unless there is clear justification to do so".

A direction can relate to:

- a) Permitted development in relation to any particular area specified in the direction (a general direction) or
- b) Any particular permitted development anywhere in the authority's area (a specific direction).

In December 2017, officers wrote to the promoters advising that they had concluded that at that point in time there was not sufficient justification to impose an Article 4 Direction on the current owners of the land. The main reasons given were:

- The land is well protected by current planning policy in that it is Green Belt and AGLV and partly within an AONB.
- Financial and resource implications should future requests for new Article 4 Directions be received
- No significant breach of planning control or subdivision has occurred on the land; elements such as 'hard standing', permanent field shelters and stabling are not permitted development and would require planning permission.

Recommendation to Leader

That the Leader of the Council either:

A Declines to make an Article 4 direction on the land as the land is well protected by its current Green Belt and AGLV/AONB designation; or

B Agrees to make a non-immediate Article 4 direction across the land to remove permission, granted by Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), relating to Schedule 2, Part 2, Minor Operations, Class A, relating to fences, gates, walls and any other means of enclosure and Schedule 2, Part 4, Temporary Buildings and Uses, Class B, relating to temporary uses of the land and meet the statutory notification and consultation requirements

C Agrees to make an immediate Article 4 direction across the land to remove permission, granted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), relating to Schedule 2, Part 2, Minor Operations, Class A, relating to fences, gates, walls and any other means of enclosure and Schedule 2, Part 4, Temporary Buildings and Uses, Class B, relating to temporary uses of the land and meet the statutory notification and consultation requirements.

Reason for Recommendation:

- To allow the Leader an 'either/or' recommendation to determine whether or not there is reasoned justification for removing permitted development rights where they would normally exist.

1. Purpose of Report

- 1.1 The purpose of this report is to set out the request from various concerned parties for the imposition of an Article 4 Direction to remove certain permitted development (PD) rights from land that is currently for sale in Wanborough ward and to also set out the viewpoint of officers.

2. Strategic Priorities

- 2.1 The Councils corporate plan dated 2015-2020 sets out the fundamental themes that support the Council's vision.
- 2.2 One of the strategic priorities is around Environment and the Council has pledged to protect and improve our Environment, making it a clean and attractive borough and to actively protect green spaces sustainably.

3. Background

- 3.1 In November 2017, officers were approached by various parties requesting that we urgently impose an Article 4 direction on a significant area of land or sale at Wanborough.
- 3.2 The situation became public knowledge because a company called Vantage Land had advertised the sale of plots for land in the Wanborough area. By way of background, Vantage Land are established land agents and part of their business is handling land sales. Their website describes and identifies land for sale, across the whole of the UK, and details 'buying land' for sale in the Guildford area, including the areas of land for sale in Wanborough, the guide price and an indication of whether or not the land has been sold. The details then describe the access to the land, the development requirements of the Borough and sets out the overage (which would be 20%) of any uplift in value following the grant of planning permission for development other than for agricultural, equestrian or forestry purposes.
- 3.3 An enforcement case was established and an investigation was conducted and several site visits made. The land consists of approximately 101 hectares and has been divided into three main areas outlined by natural features. The area of land located immediately to the north of the A31 has been divided into a further three large plots, totalling approximately 70 hectares and is advertised for sale. The second area of land adjoining the northern boundary of this section of the land is not currently advertised for sale. The third area of land, located furthest to the north of the A31, consists of approximately 8 hectares and has been divided into 7 separate plots which are all currently up for sale. The site has been advertised as being suitable for amenity or recreational use or for paddock conversion. Each plot is of the sizes outlined below;

| | | |
|-----------------|--------------|---------------|
| Plot FL1 | 18 hectares | Unsold |
| Plot FL2 | 41 hectares | Unsold |
| Plot FL3 | 9.8 hectares | Unsold |
| Plot FL4 | 0.6 hectares | Unsold |
| Lot A | 1.2 hectares | Unsold |
| Lot B | 1.1 hectares | Unsold |
| Lot C | 1.4 hectares | Unsold |
| Lot D | 0.9 hectares | Unsold |
| Lot E | 0.9 hectares | Unsold |
| Lot F | 0.9 hectares | Sold |
| Lot G | 0.9 hectares | Unsold |

3.4 On 5 January 2018, further information was received showing that the middle field is now being offered for sale, having been divided into 14 plots.

3.5 The following evidence was submitted by the complainants in support of the imposition of an Article 4 direction:

- Article 4 Direction removes permitted development rights where it is necessary to protect local amenity or the wellbeing of an area. Each application for an Article 4 Direction has to be considered on its merits (as per the application form submitted on behalf of local residents)
- This application has more than sufficient merit and justification for an Article 4 Direction to protect the local amenity and wellbeing of the area: agricultural fields (the Wanborough Fields), comprising 243 acres within AONB/AGLV, with fabulous views from and to the Hog's Back and close to the Wanborough Conservation area . These sites are being advertised for sale in small "paddock" lots—and some already sold—on the basis of potential speculative development (Vantage land sale particulars - attachment 1) While the Wanborough Fields are not in Guildford's draft plan and are not in any way scheduled for housing development, the open landscape they provide is clearly an amenity, and an area with wellbeing which requires protection.
- These sites adjoin land north of the Hog's Back in respect of which an Article 4 Direction has been made previously (attachment 2)
- These sites are being sold by Vantage Limited who were the subject of an Article 4 Direction on agricultural land in Ockham (attachment 3)
- These Wanborough Fields sites are at least as worthy of protection as the Hog's Back site (2 above) and are worthier than the Ockham site (3 above). There are other sites across the Borough including Normandy, Send and Ripley where Article 4 Directions have been granted
- The Surrey Hills AONB Planning Adviser, Clive Smith, supports the granting of an Article 4 Direction for the Wanborough Fields
- One of the Wanborough Fields sites has already been subdivided in part with posts and fencing and it is anticipated that more of the sites will be subdivided in the near future (aerial photographs shown as attachment 4)
- Article 4 Directions are not retrospective so action must be taken straightaway (as requested in the application) in order that subdivision of Wanborough Fields be controlled.
- We do not understand the reasoning why an Article 4 Direction: "...is not an appropriate course of action taking into account the implications to the Borough as a whole and the amount of Green Belt/AONB that we have in the Borough and the financial implications."

- 3.6 The enforcement investigation concluded that apart from one of the sold plots being used for equestrian purposes, there was no apparent planning breach across the remainder of the land. There has been no discernible change to the look of the landscape from the time before when the land was put up for sale.
- 3.7 Government advice is such that Local planning authorities should consider making article 4 directions only in those exceptional circumstances where evidence suggests that the exercise of permitted development rights would harm local amenity or the proper planning of the area. In deciding whether an article 4 direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address.
- 3.8 After careful consideration, officers concluded in December 2017 that there was not sufficient justification to warrant the imposition of an Article 4 direction. The main reasons given were:
- The protection from the current Green Belt and AGLV/AONB status
 - The lack of any physical subdivision evident on the land (apart from a couple of the smaller plots)
 - Pressure to place an Article 4 on other areas of Green Belt across the Borough, which could be considerable pressure given that 89% of the borough is Green Belt. Except for the sale particulars what is there to distinguish between these plot of land and other parcels of land
 - Separation of farm land into smaller plots of land is not uncommon
 - The government had been actively giving more freedom to landowners and increasing permitted development rights whilst still protecting the countryside/Green Belt.
- 3.9 However in light of the public interest and strength of feeling that has been generated by the case, the matter has now been referred to the Leader of the Council for a decision.

4. Consultations

- 4.1 Officers have been actively discussing the pros and cons of the case with the promoters of the Article 4 direction since November 2017
- 4.2 An e petition was received and accepted on 5 January 2018 stating:

"We the undersigned petition Guildford Borough Council to grant an Article 4 Direction on some 250 acres of agricultural Green Belt land in Wanborough, that is additionally designated as an Area of Outstanding Natural Beauty/Area of Great Landscape Value, stretching from the Hog's Back down to Westwood Lane and along towards Christmas Pie. We further request that Land Charges include a statement by the Planning Department when searches come in on the land, advising prospective purchasers of the Article 4 Direction and the reasons for it, emphasising the strict planning policies in place."

This unique, traditional and protected landscape is under severe threat. The fields have been parcelled up into small plots for sale as investments for buyers willing to speculate on future planning approval, or as grazing paddocks for ponies and horses. Without Article 4 controls, the current panorama from the Hog's Back will no longer be one of beautiful, rolling, open fields, but instead an ugly scene of mismatched fencing, hard-standing, stabling, vehicles and neglected agricultural land gone to seed and weeds.

Started by: Mary Adkins (Wanborough Residents)

This ePetition runs from 05/01/2018 to 20/02/2018.

As of 7 February 2018 463 people had signed this ePetition.

4.3 In December 2017, we received correspondence from the Surrey Hills AONB Planning Advisor saying that he had received several emails from residents and the CPRE about the purchase of this land, and in more recent months, the marketing of this land into small plots. He noted the land being marketed is just outside the Surrey Hills AONB. However, it is in the AGLV and has been recommended by consultant landscape architects as an AONB candidate area in their Landscape Character Assessment which informed Natural England's decision to include a Review of the Surrey Hills AONB Boundary in their current work programme. Therefore the Surrey Hills AONB Planning advisor felt the protection of this landscape is important.

4.4 The Surrey Hills AONB Planning Advisor supports an Article 4 direction being made on this land.

5 Equality and Diversity Implications

5.1 The service of an Article 4 direction will affect the landowners property rights and engage Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998, which indicates that every natural or legal person is entitled to the peaceful enjoyment of their possessions. However this is a qualified right and can be interfered within the public interest and subject to condition provided by law.

6. Financial Implications

6.1 There is no right of appeal against an Article 4 direction but the decision to make a direction can be subject to Judicial Review proceedings. The withdrawal of PD rights by an Article 4 direction may give rise to a liability to compensate. Any person interested in the land may seek compensation for abortive expenditure or other loss or damage directly attributable to the withdrawal of the permitted development rights. The Act does first require that a planning application should first have been made and permission refused or only granted subject to conditions other than those previously imposed by the development order.

7. Legal Implications and process required for serving an Article 4 direction

- 7.1 By an Article 4 direction, a Local Planning Authority (LPA) can restrict the scope of permitted development rights in relation to defined areas. The effect of withdrawing such rights is that affected owners will need to seek express planning permission. If that permission is refused, or granted subject to conditions other than those in the 'GPDO', the landowner is entitled under s107 of the 1990 Act to claim compensation for abortive expenditure and any loss or damage caused by the loss of rights.

Steps in order to serve an Article 4 Direction

- 7.2 Whereas before April 2010 the Secretary of State confirmed certain Article 4 directions, it is now for local planning authorities to confirm all Article 4 directions (except those made by the Secretary of State) in the light of local consultation. The Secretary of State will only exercise their powers in relation to Article 4 directions if there are very clear reasons why intervention at this level is necessary.

- 7.3 There are two types of Article 4 directions that can be made, immediate and non-immediate. For a non-immediate Article 4 direction Schedule 3, paragraph 1 of the GPDO states that notice of any direction made under article 4(1) of the Order must as soon as practicable after the direction has been made, be given by the LPA-

- By local advertisement;
- By site display at no fewer than 2 locations within the area to which the direction relates or if the direction is made under article 4(1)(b) [(b)any particular development, falling within that Part, Class or paragraph, which is specified in the direction] on the site of the particular development to which the direction relates for a period of not less than 6 weeks; and
- By serving the notice on the owner and occupier of every part of the land within the area or site which the direction relates.

- 7.4 This notice includes a description of:

- The development and the area to which the direction relates or the site to which it relates and a statement of the effect;
- Specify that the direction is made under article 4(1) of the Order;
- Name a place where a copy of the direction and a copy of a map can be viewed;
- Specify a period of at least 21 days within which representations can be to the LPA;
- Specify a date on which it is proposed that the direction will come into force which has to be at least 28 days but no longer than 2 years.

- 7.5 The LPA has to send a copy of the direction and the notice to the Secretary of State ("S of S") on the same day that the notice of the direction is first published or displayed.

- 7.6 The direction comes into force in respect of the land on the date specified (at least 28 days but no longer than 2 years) but will not come into force until confirmed by the LPA.
- 7.7 In deciding whether to confirm a direction the LPA must take into account any representations received. The LPA cannot confirm a direction until after the expiration of a period of at least 28 days following the latest date that the notice was served/published or such longer period that could be specified by the S of S (could impose this following notification).
- 7.8 After confirmation, the LPA must as soon as reasonably practicable give notice of the confirmation and the date that the notice will come into force and send a copy of the direction as confirmed to the S of S. The LPA must comply with the same notice requirements here as specified in paragraph 7.4 above.
- 7.9 The procedure for making article 4(1) directions with immediate effect is laid down in Schedule 3, Paragraph 2 of the GPDO. It states that the paragraph applies where-
- a) A direction relating only to development permitted by any of Parts 1 to 4 or Class B or C of Part 11 of Schedule 2 has been made by the Local Planning Authority under article 4(1) and the authority consider that the development to which the direction relates would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area; or
 - b) A direction within the whole or part of any conservation area has been made by the LPA under article 4(1) which the authority consider should have immediate effect and the development to which the direction relates is described in paragraphs (a) to (j) of sub-paragraph (3)
- 7.10 An immediate direction comes into force on the date on which the notice is served on the owner and occupier of the land or if individual service on the owner is impracticable because it is difficult to identify or locate that person or due to the number of owners or occupiers, then the direction will come into force on the date on which the notice is first published or displayed either by local advertisement or by site display in no fewer than two locations.
- 7.11 An immediate direction expires at the end of the period of 6 months beginning with the date on which it comes into force unless confirmed by the LPA before the end of the 6-month period. Again after confirmation the Council need to provide notice of their confirmation and send a copy to the Secretary of State.

8. Human Resource Implications

- 8.1 There are no human resource implications.

9. Summary of Options

- 9.1 There are three options open to the Leader of the Council and these are:

A To declines to make an Article 4 direction on the land as the land is well protected by its current Green Belt and AGLV/AONB designation; or

B To agree to make a non-immediate Article 4 direction across the land to remove permission, granted by Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), relating to Schedule 2, Part 2, Minor Operations, Class A, relating to fences, gates, walls and any other means of enclosure and Schedule 2, Part 4, Temporary Buildings and Uses, Class B, relating to temporary uses of the land and meet the statutory notification and consultation requirements

C To agree to make an immediate Article 4 direction across the land to remove permission, granted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), relating to Schedule 2, Part 2, Minor Operations, Class A, relating to fences, gates, walls and any other means of enclosure and Schedule 2, Part 4, Temporary Buildings and Uses, Class B, relating to temporary uses of the land and meet the statutory notification and consultation requirements.

10. Conclusion

- 10.1 It is not unusual to see estates and farmland being subdivided into smaller plots of land, and often sold off separately. It is now common practice across the country. As a Council we have not imposed Article 4 directions on such pieces of land for a number of years.
- 10.2 The Government is actively trying to reduce the amount of red tape and relax permitted development rights and not to impose them.
- 10.3 In respect of this piece of land, little has happened physically to show that it is to be subdivided or that permitted development rights are to be exercised. There does not appear to be a current or active threat to the land.
- 10.4 On the counter side there appears to be genuine concerns from the promoters as to the breakup of this land into smaller plots and the implications to the appearance of the landscape. They favour a precautionary approach and firmly believe that an Article 4 Direction is the correct response to the sale of the land.

11. Background Papers

- 11.1 None

12. Appendices

- Appendix 1 Vantage Land sale particulars
- Appendix 2 Map of the land subject to potential Article 4

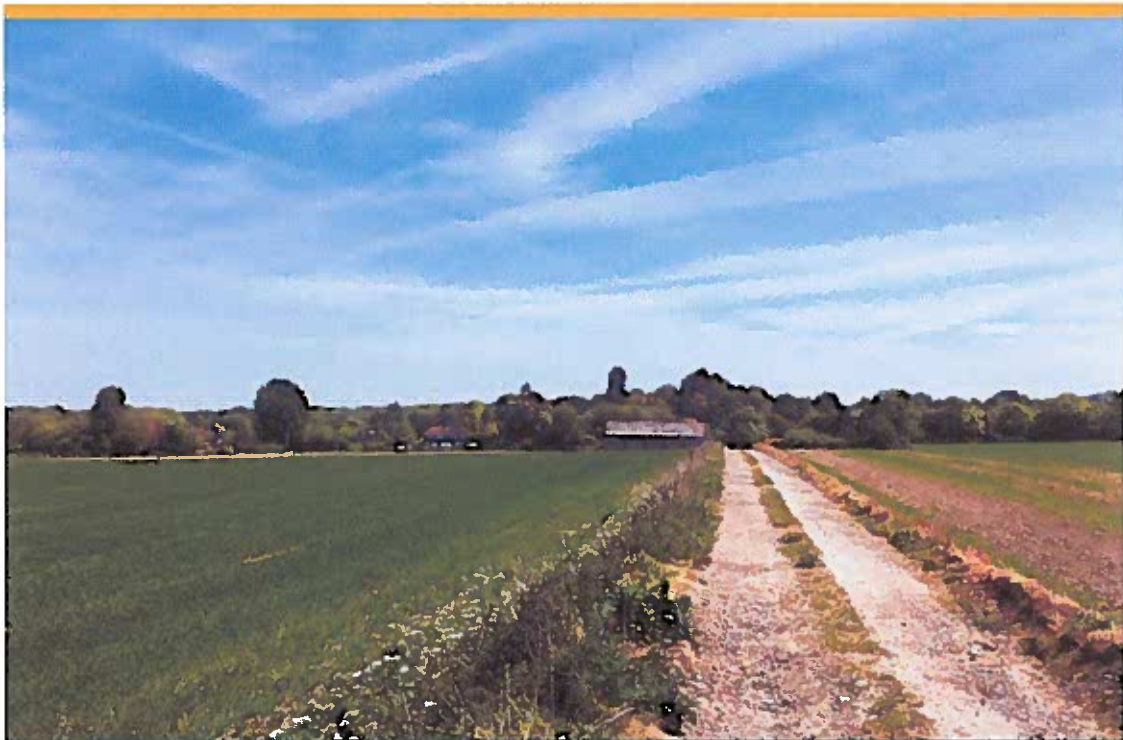


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LAND FOR SALE SUITABLE FOR PADDOCK USE STRATEGICALLY LOCATED GODALMING,
ALDERSHOT, CENTRAL LONDON, THE A31, A3 AND M3 & M25 MOTORWAYS



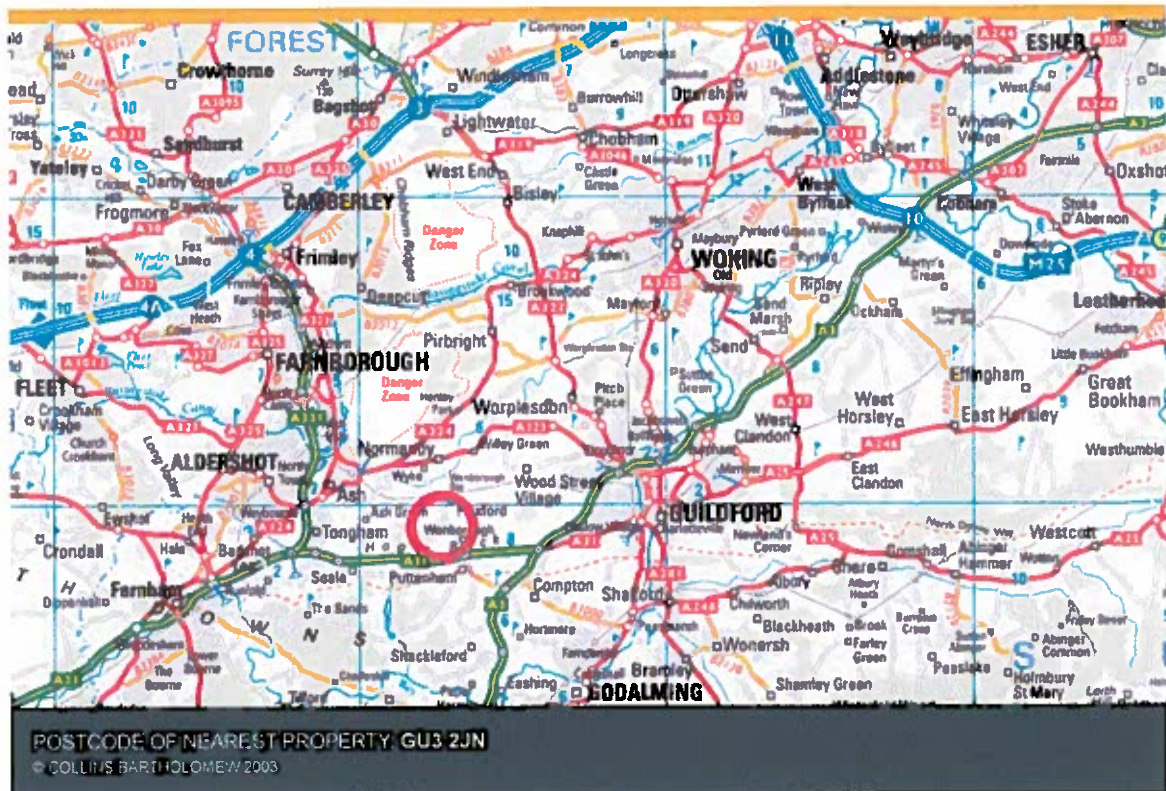
A rare opportunity for you to own a parcel of land within a much sought after area of wealthy Surrey. Totalling just under 50 acres, the land is for sale freehold as a whole or in lots suitable for amenity or recreational use or for paddock conversion.

The site is flat and benefits from good track access to all lots off of Westwood Lane just off the A31, which joins the A3 that links the site to London and the M25 motorway.

The land is situated within the extremely affluent village of Wanborough. House prices in the area are 288% above the national average reflecting the desirability of the area as a place to own property – including land.

Wanborough lies within Guildford, part of the Greater London Built-Up Area. The Borough of Guildford has a significant need for housing and its proposed Local Plan published in June 2017 plans to build approx. 5,900 homes across Green Belt land.

The site is available freehold as a whole or in lots from just £51,000. See back page for a full list of available lots, sizes and prices.



TRAVEL & TRANSPORT

- ◆ 0.9 miles to Wanborough Train Station *
 - ◆ 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 (junction 4)
 - ◆ 11.3 miles to the M25 (junction 10)
 - ◆ 18.9 miles to London Heathrow Airport
 - ◆ 21.7 miles to London Gatwick Airport
- * Journey Times: 4 mins to Ash; 7mins to Guildford; 11mins to Aldershot
- ** Journey Times: 8 mins to Woking; 33 mins to Epsom; 34 mins to London Waterloo; 40 mins to London Gatwick Airport

LOCATION

- ◆ South of Flexford & Normandy
- ◆ 3.9 miles to Guildford Town Centre
- ◆ 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
- ◆ 18.5 miles to Basingstoke
- ◆ 30.1 miles to Central London

The land is situated within the extremely affluent village of Wanborough in the Borough of Guildford on the northern side of the Hog's Back area of the beautiful North Downs.

Guildford is a large town in Surrey, which has the highest GDP per capita of any county in the UK. Surrey is said to have the highest proportion of millionaires in the UK.

Guildford is one of the most expensive places to buy property outside London and due to recent developments the town now forms part of the Greater London Built-up Area.

The area has been voted one of the best places to live in and is considered the best luxury shopping destination outside London. There are a variety of independent shops, boutiques, cafes and restaurants along Guildford's famous cobbled high street, and no less than three separate shopping centres with traditional high street names.

Guildford is also a thriving commercial town with five of the top Global Companies boasting a significant presence within the town.

The land lies just off the A31, which joins the A3 that links the site to London, the M25 motorway and the South Coast.

Nearby Guildford station offers frequent & direct train links into London in just over half an hour.

LOCAL DEVELOPMENT

The land is north of that which has received planning permission to demolish an agricultural barn and replace with a 450 sq.m. new house.

There is a significant demand for new housing in the region. **The highest need is in the Borough of Guildford, which has a requirement of 654 new homes per year until 2033.**

The Borough of Guildford's Local Plan identifies how land is used, determining what will be built and where.

The proposed Local Plan published in June 2017 **plans to build thousands of homes across several Green Belt sites.**

These sites include; 1,800 new homes at Blackwell Farm part of the University of Surrey, at least 1,700 new homes at Gosden Hill Farm, 2,000 at the former Wisley Airfield and 400 at Garlick's Arch.

The proposed Blackwell Farm development within the Green Belt is just 2 miles from the land for sale. Plans include; 1,800 new homes; local amenities; an extension of the Surrey Research Park; retail units and business park; a primary school and a secondary school.

Development on the fields of Blackwell Farm would leave "little hope for the rest of the green belt", a campaign group has said.

HOUSE PRICES

The land is situated in an extremely affluent area where **land and property values are amongst the most expensive in the UK.** House prices in Wanborough are 96% above the county average, 191% above the regional average and **288% above the national average.**

These premium house prices reflect the desirability of the area as a place to live and own property – including land.

PLANNING

As with all the southern half of the Borough of Guildford, the land is designated as an Area of Great Landscape Value. The land also falls within the Green Belt. Any development would be subject to the appropriate planning permission.

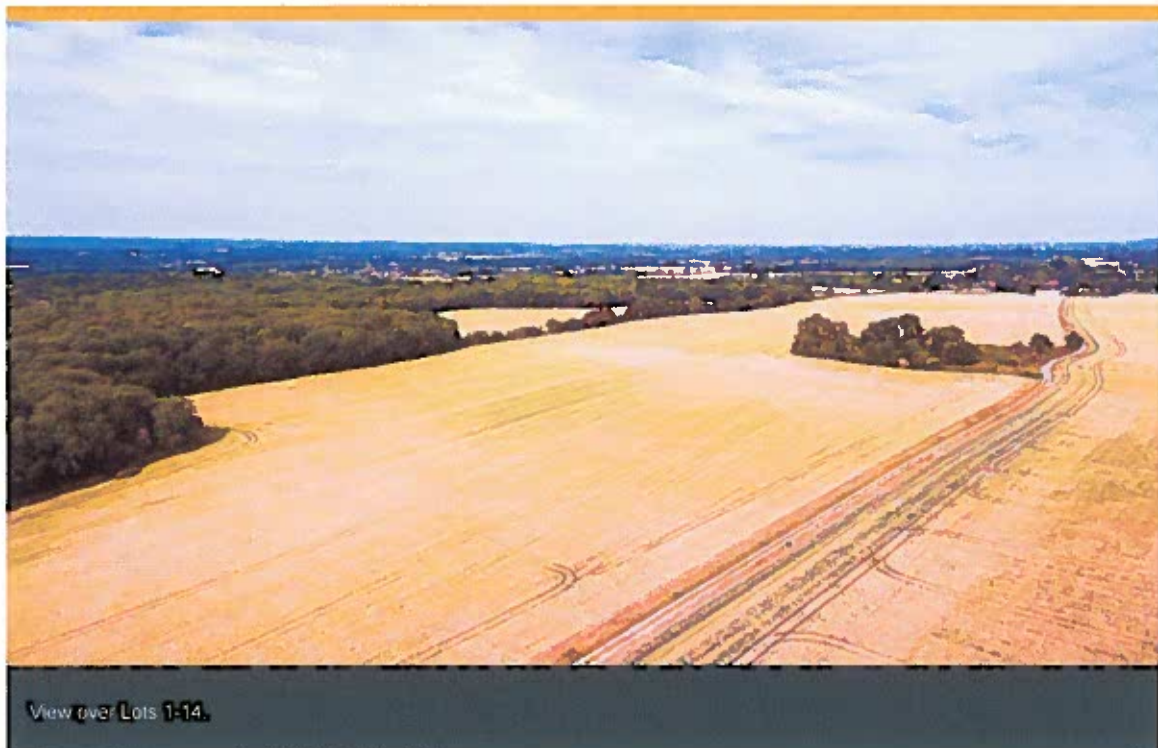
LOCAL AUTHORITY

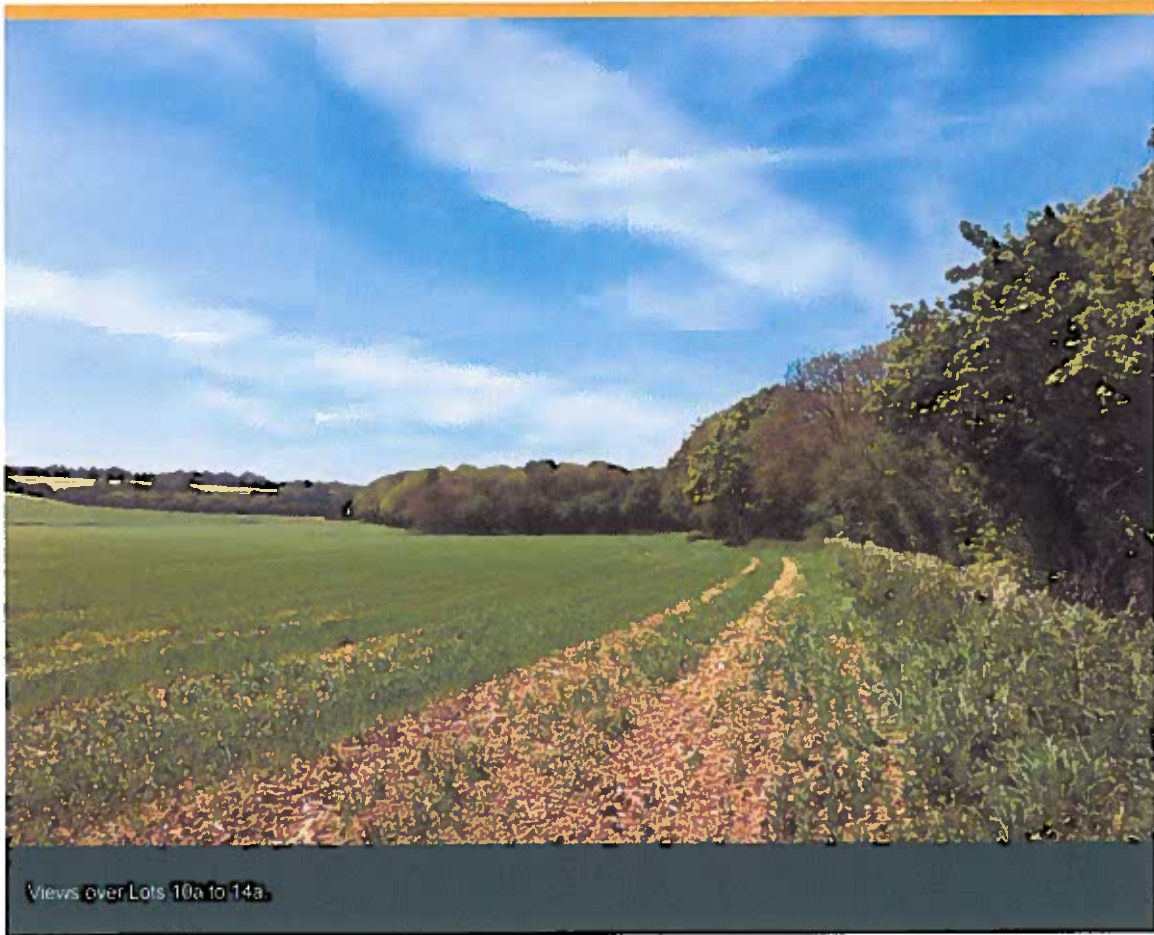
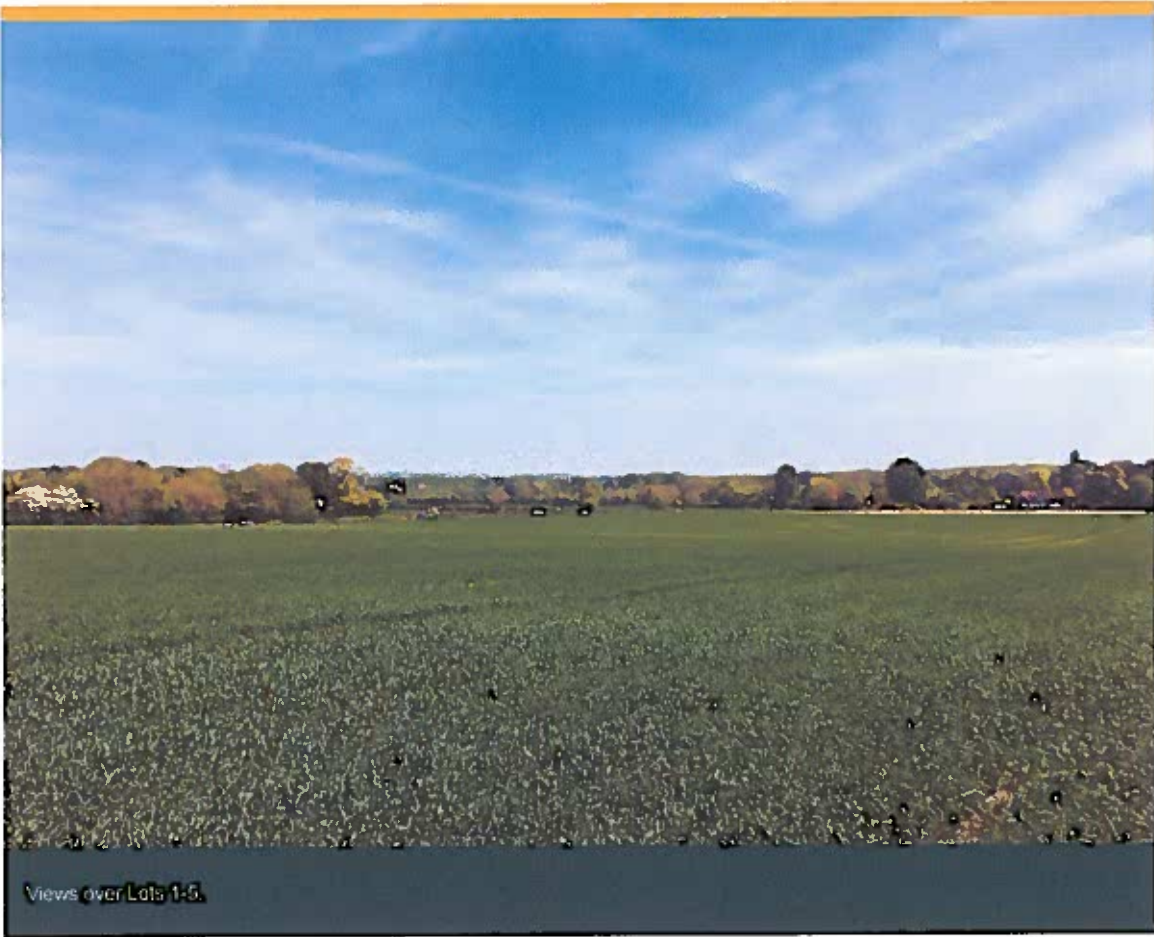
Guildford Borough Council
www.guildford.gov.uk

Surrey County Council
www.surreycc.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.





LEISURE & EQUESTRIAN

The Great Barn of Wanborough is across the road from the site and is considered the oldest and most important medieval barns in the South East of England. It was built in 1388 by the Cistercian monks of Waverley Abbey.

From here there is a bridlepath that leads to a network of other bridleways via a footpath.

There are several livery yards close by including Parwood Equestrian Centre just over a mile to the north in Normandy.

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For the horse racing enthusiast, Ascot Racecourse lies to the north, home to the world famous and prestigious Royal Ascot meeting.

LAND VALUES

The supply of farmland to the market in last quarter is down 42% compared to the first quarter of 2016, and down 38% compared to the long-term average.

Demand for land remains robust – especially from investors looking for more than a 'safe' investment in uncertain times – and this together with the diminishing supply, may help strengthen land values.

ACCESS

All lots benefit from good track access off of Westwood Lane where Lots 1-5 also enjoy road frontage. Lot 5 also has direct access from Westwood Lane.

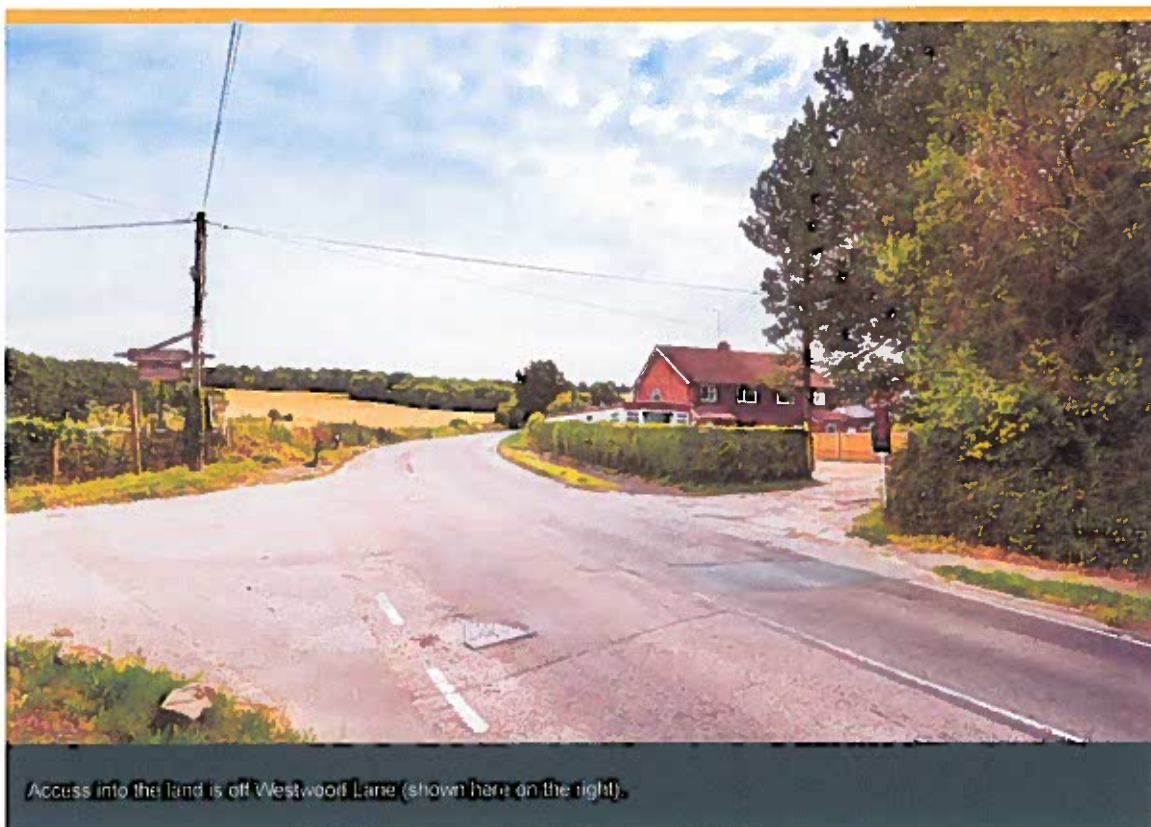
Full vehicular right of way is provided to all lots via an easement (shown blue on the site plan).

METHOD OF SALE

The land is offered for sale by private treaty as a whole or in lots. The freehold is available with vacant possession on completion.

VIEWING

To arrange a site visit, please call 01727 701303 or email enquiries@vantageland.co.uk.



GUIDE PRICES

The land is available freehold as a whole or in lots. The site plan below is indicative and we are happy to offer you the acreage you require. Please call 01727 701303 if you have an alternative budget or lot size requirement.

| | | | | | |
|---------------|-------------------|-----------------------------|-----------------|-------------------|-----------------------------|
| Lot 1: | 2.47 acres | Guide Price: £67,000 | Lot 8: | 3.61 acres | Guide Price: £62,000 |
| Lot 2: | 2.60 acres | Guide Price: £65,000 | Lot 9: | 3.83 acres | Guide Price: £65,000 |
| Lot 3: | 2.75 acres | Guide Price: £69,000 | Lot 10a: | 8.00 acres | Guide Price: £94,000 |
| Lot 4: | 2.79 acres | Guide Price: £69,000 | Lot 11a: | 3.84 acres | Guide Price: £64,000 |
| Lot 5: | 3.50 acres | Guide Price: £87,000 | Lot 12a: | 3.63 acres | Guide Price: £61,000 |
| Lot 6: | 3.16 acres | Guide Price: £57,000 | Lot 13a: | 3.50 acres | Guide Price: £59,000 |
| Lot 7: | 3.24 acres | Guide Price: £57,000 | Lot 14a: | 2.90 acres | Guide Price: £51,000 |



THE PROPERTY MISDESCRIPTIONS ACT 1991

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VANTAGE LAND LIMITED, 17 HIGH STREET, REDBOURN, HERTFORDSHIRE, AL3 7LE



01727 701303
www.vantageland.co.uk

FARMLAND FOR SALE IN GUILDFORD, SURREY

LAND OFF WESTWOOD LANE, WANBOROUGH, GUILDFORD, SURREY, GU3 2JR

AGRICULTURAL LAND FOR SALE STRATEGICALLY LOCATED GODALMING, ALDERSHOT, CENTRAL LONDON, THE A31, A3 AND M3 & M25 MOTORWAYS



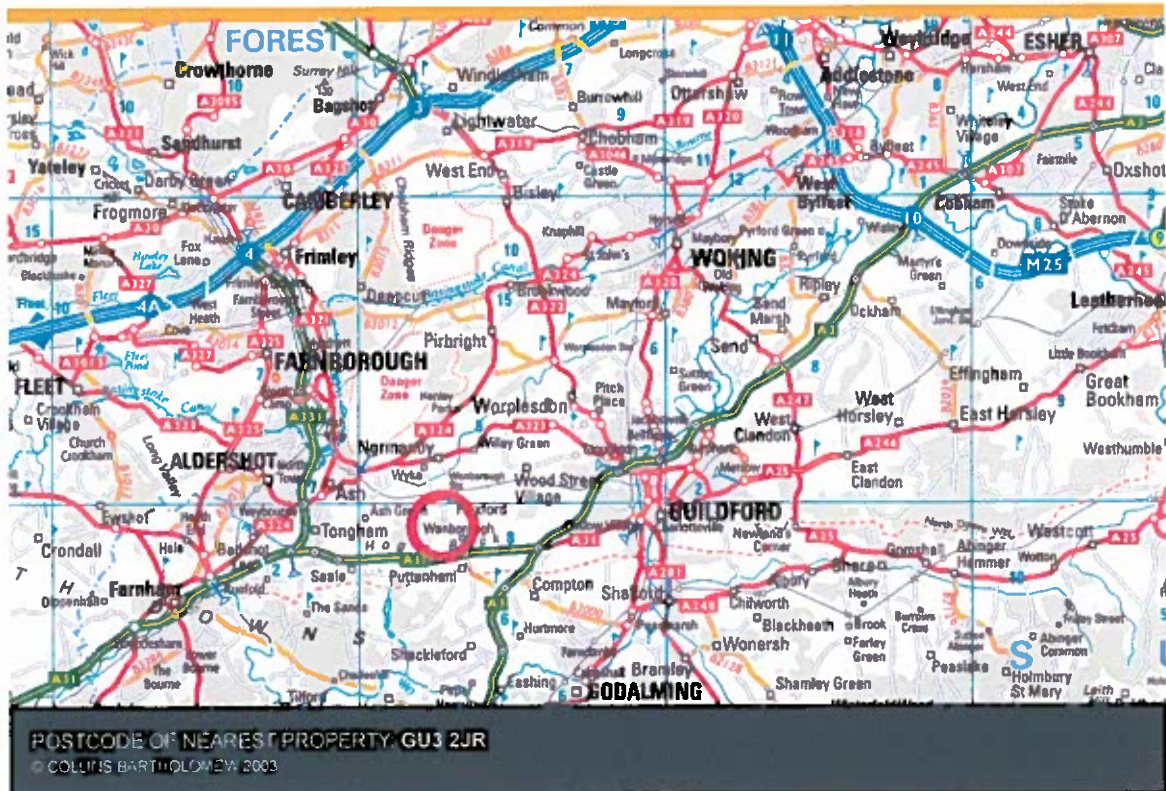
A rare opportunity for you to own a parcel of agricultural land within a much sought after area of wealthy Surrey. This attractive grade 3 arable land is gently undulating and has been used to grow combinable crops and potatoes in the past. Totalling 174.28 acres the land is for sale as a whole or in lots.

The land benefits from good access and road frontage onto Westwood Lane and the A31, which joins the A3 that links the site to London and the M25 motorway.

The land is situated within the extremely affluent village of Wanborough. House prices in the area are 288% above the national average reflecting the desirability of the area as a place to own property – including land.

Wanborough lies within Guildford, part of the Greater London Built-Up Area. The Borough of Guildford has a significant need for housing and its proposed Local Plan published in June 2017 plans to build approx. 5,900 homes across Green Belt land.

The site is available freehold as a whole or in lots. See back page for a full list of available lots, sizes and prices.



TRAVEL & TRANSPORT

- ◆ 0.9 miles to Wanborough Train Station *
- ◆ 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 (junction 4)
- ◆ 11.3 miles to the M25 (junction 10)
- ◆ 18.9 miles to London Heathrow Airport
- ◆ 21.7 miles to London Gatwick Airport

* Journey Times: 4 mins to Ash; 7mins to Guildford; 11mins to Aldershot

** Journey Times: 8 mins to Woking; 33 mins to Epsom; 34 mins to London Waterloo; 40 mins to London Gatwick Airport

LOCATION

- ◆ South of Flexford & Normandy
- ◆ 3.9 miles to Guildford Town Centre
- ◆ 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
- ◆ 18.5 miles to Basingstoke
- ◆ 30.1 miles to Central London

The land is situated within the extremely affluent village of Wanborough in the Borough of Guildford on the northern side of the Hog's Back area of the beautiful North Downs.

Guildford is a large town in Surrey, which has the highest GDP per capita of any county in the UK. Surrey is said to have the highest proportion of millionaires in the UK.

Guildford is one of the most expensive places to buy property outside London and due to recent developments the town now forms part of the Greater London Built-up Area.

The area has been voted one of the best places to live in and is considered the best luxury shopping destination outside London. There are a variety of independent shops, boutiques, cafes and restaurants along Guildford's famous cobbled high street, and no less than three separate shopping centres with traditional high street names.

Guildford is also a thriving commercial town with five of the top Global Companies boasting a significant presence within the town.

The land lies just off the A31, which joins the A3 that links the site to London, the M25 motorway and the South Coast.

Nearby Guildford station offers frequent & direct train links into London in just over half an hour.

LOCAL DEVELOPMENT

The land is north of that which has received planning permission to demolish an agricultural barn and replace with a 450 sq.m. new house.

There is a significant demand for new housing in the region. **The highest need is in the Borough of Guildford, which has a requirement of 654 new homes per year until 2033.**

The Borough of Guildford's Local Plan identifies how land is used, determining what and will be built and where.

The proposed Local Plan published in June 2017 **plans to build thousands of homes across several Green Belt sites.**

These sites include; 1,800 new homes at Blackwell Farm part of the University of Surrey, at least 1,700 new homes at Gosden Hill Farm, 2,000 at the former Wisley Airfield and 400 at Garlick's Arch.

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PLANNING

As with all the southern half of the Borough of Guildford, the land is designated as an Area of Great Landscape Value. The land also falls within the Green Belt and the Surrey Hills Area of Outstanding Natural Beauty (AONB). Any development would be subject to the appropriate planning permission.

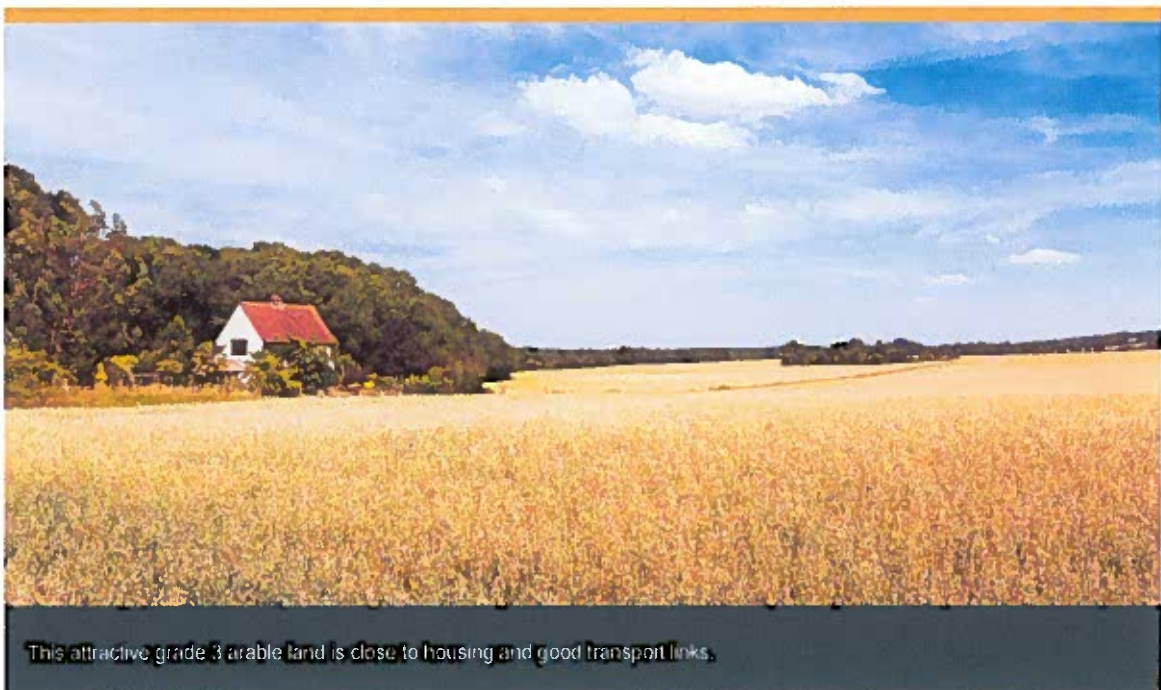
LOCAL AUTHORITY

Guildford Borough Council
www.guildford.gov.uk

Surrey County Council
www.surreycc.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.



This attractive grade 3 arable land is close to housing and good transport links.



Lot FL1 is 44.60 acres with a Guide Price of \$600,000



Lot FL2 is 103.64 acres with a Guide Price of £1,250,000



Lot FL3 is 24.37 acres with a Guide Price of £500,000



Lot FL41 is 1.67 acres with a Guide Price of £40,000

LEISURE & EQUESTRIAN

The Great Barn of Wanborough is across the road from the site and is considered the oldest and most important medieval barns in the South East of England. It was built in 1388 by the Cistercian monks of Waverley Abbey.

From here there is a bridlepath that leads to a network of other bridleways via a footpath.

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For the horse racing enthusiast, Ascot Racecourse lies to the north, home to the world famous and prestigious Royal Ascot meeting.

LAND VALUES

The supply of farmland to the market in last quarter is down 42% compared to the first quarter of 2016, and down 38% compared to the long-term average.

Demand for land remains robust – especially from investors looking for more than a 'safe' investment in uncertain times – and this together with the diminishing supply, may help strengthen land values.

ACCESS

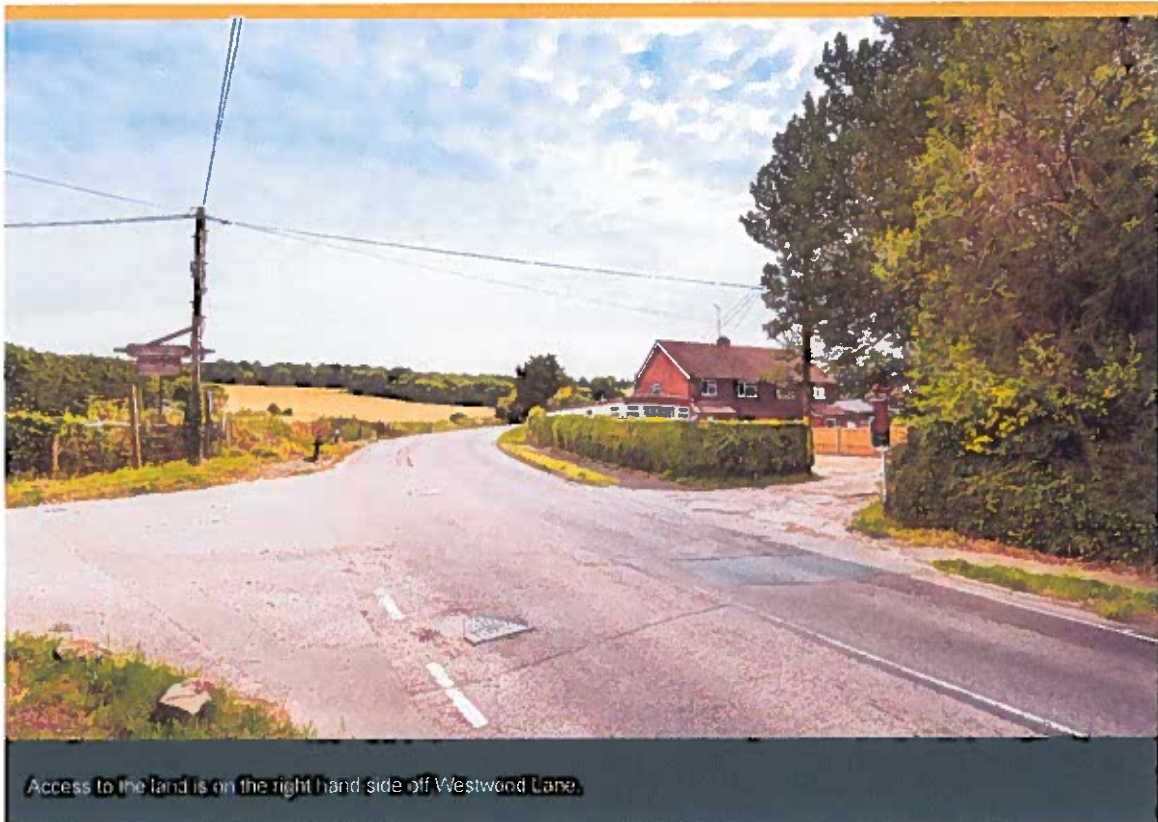
The land benefits from good access and road frontage off Westwood Lane and the A31. Full vehicular right of way is provided to all lots via an easement (shown blue on the site plan).

METHOD OF SALE

The land is offered for sale by private treaty as a whole or in lots. The freehold is available on completion with vacant possession available from September 2017.

VIEWING

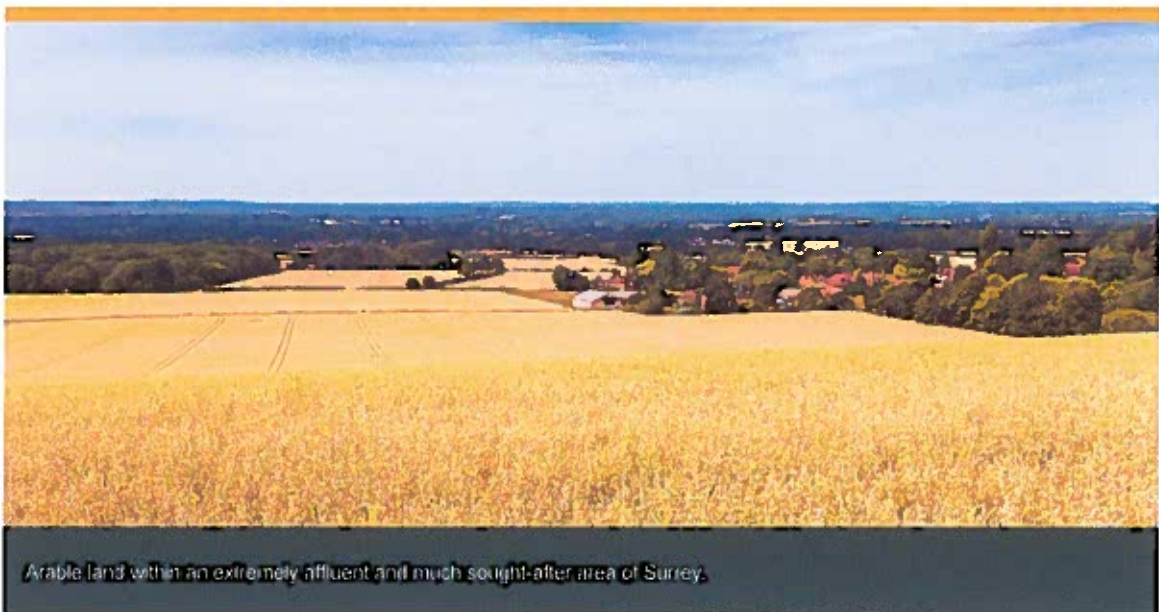
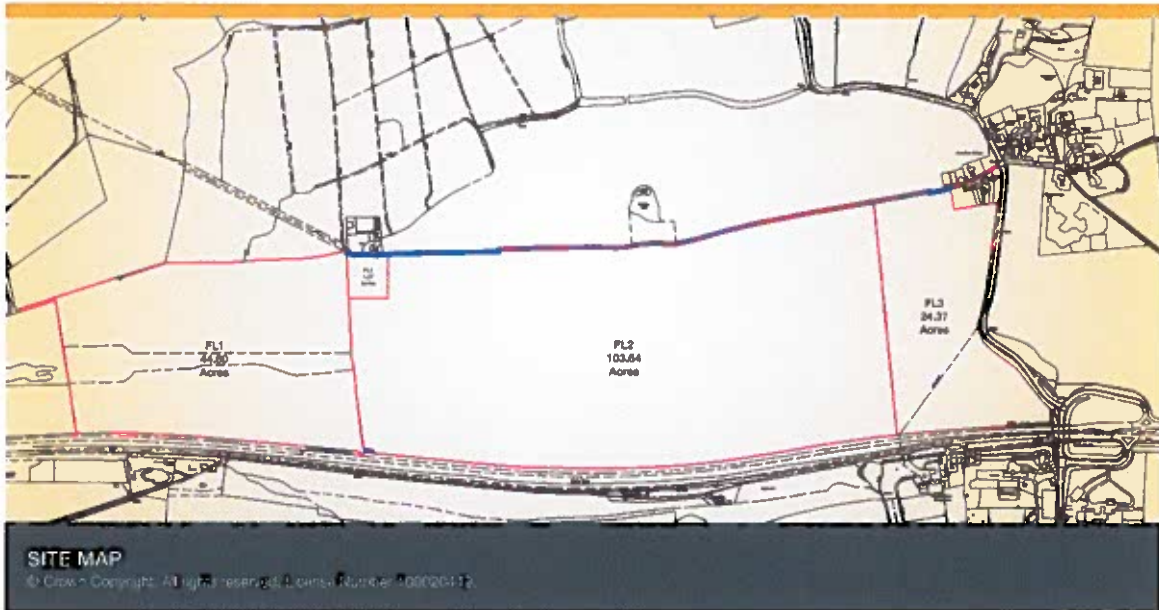
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GUIDE PRICES

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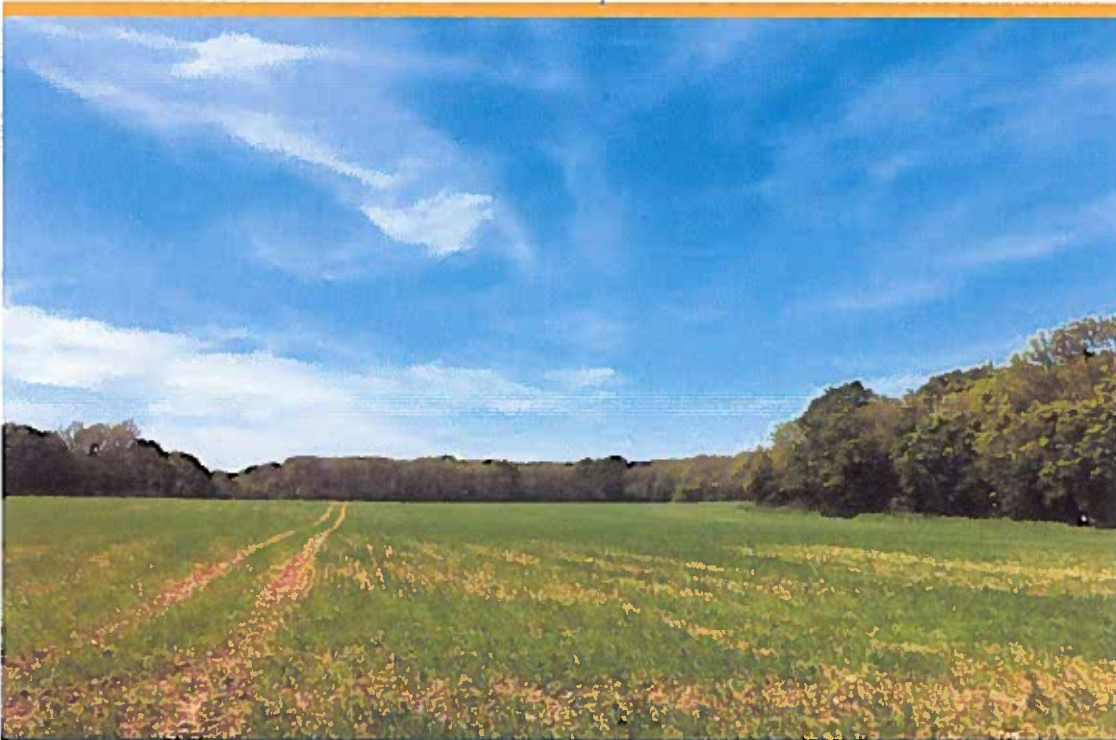


01727 701303
www.vantage.land.co.uk

LAND FOR SALE IN GUILDFORD, SURREY

LAND OFF WESTWOOD LANE, WANBOROUGH, GUILDFORD, SURREY, GU3 2JN

LAND FOR SALE SUITABLE FOR PADDOCK USE STRATEGICALLY LOCATED NEAR
GODALMING, ALDERSHOT, CENTRAL LONDON, THE A31, A3 AND M3 & M25 MOTORWAYS



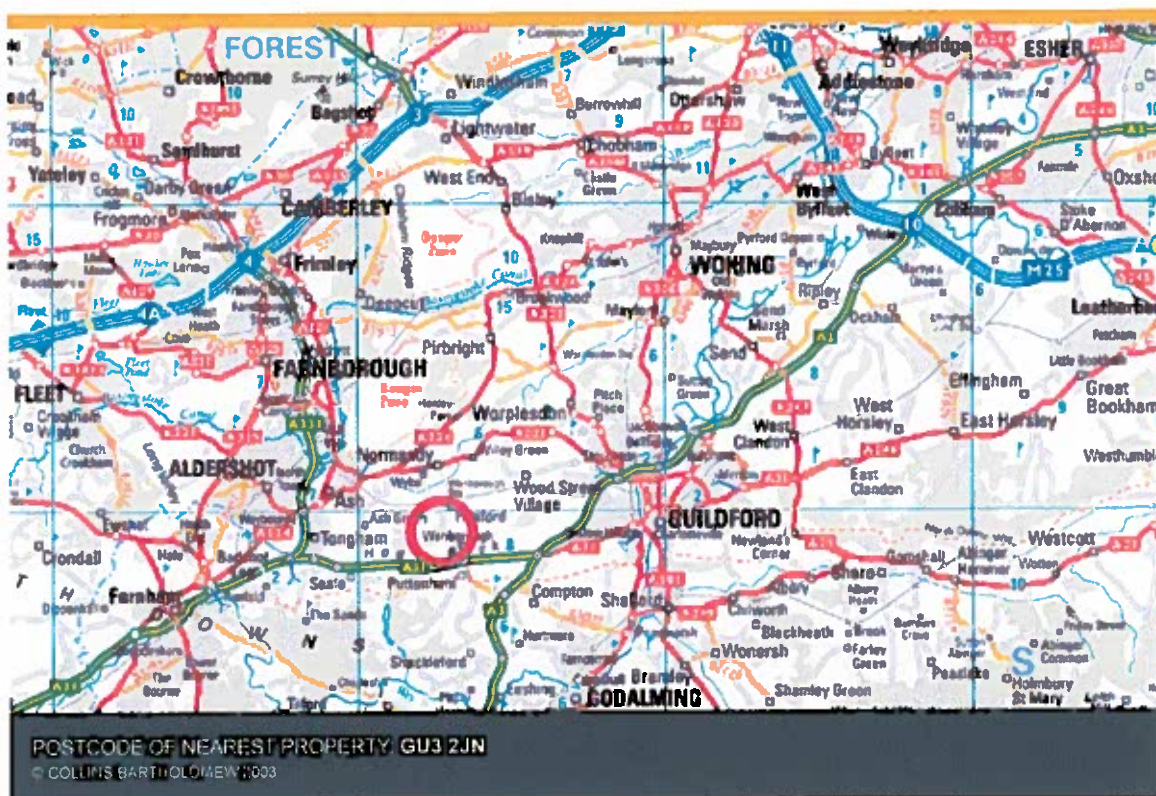
A rare opportunity for you to own a parcel of land within a much sought after area of wealthy Surrey. Totalling just under 20 acres, the land is for sale freehold as a whole or in lots suitable for amenity or recreational use or for paddock conversion.

The site is flat, surrounded by mature trees and benefits from good access and road frontage onto Westwood Lane just off the A31, which joins the A3 that links the site to London and the M25 motorway.

The land is situated within the extremely affluent village of Wanborough. House prices in the area are 288% above the national average reflecting the desirability of the area as a place to own property – including land.

Wanborough lies within Guildford, part of the Greater London Built-Up Area. The Borough of Guildford has a significant need for housing and its proposed Local Plan published in June 2017 plans to build approx. 5,900 homes across Green Belt land.

The site is available freehold as a whole or in lots from just £44,000. See back page for a full list of available lots, sizes and prices.



TRAVEL & TRANSPORT

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LOCAL DEVELOPMENT

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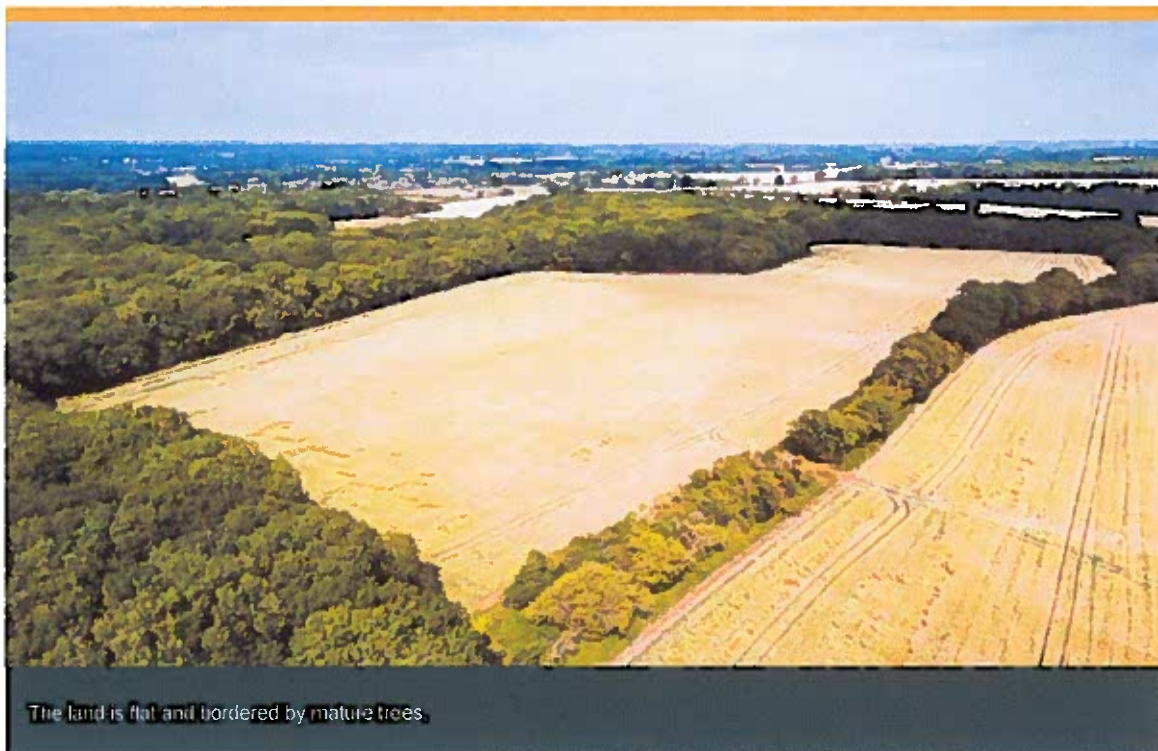
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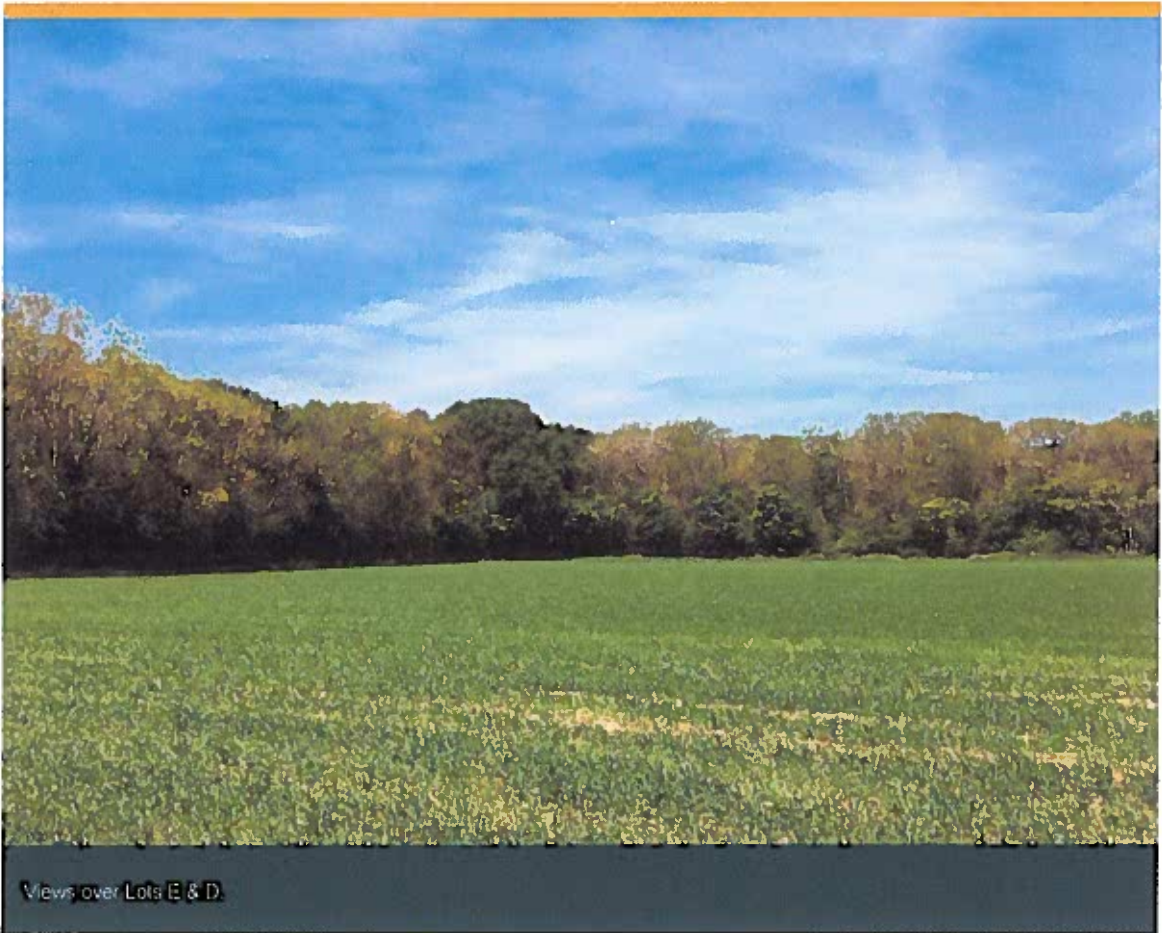
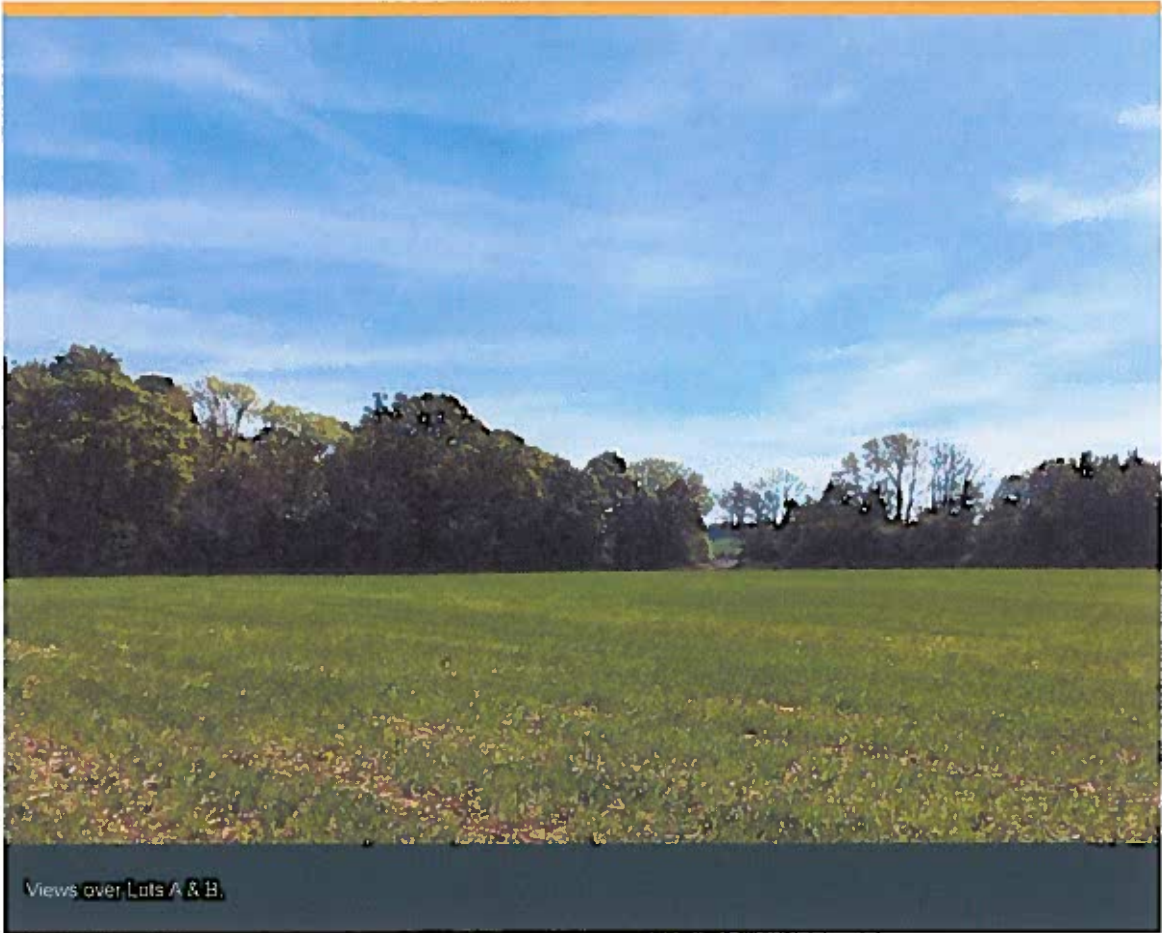
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The land is flat and bordered by mature trees.



Aerial image of the land (shown in red) close to residential development to the north.



LEISURE & EQUESTRIAN

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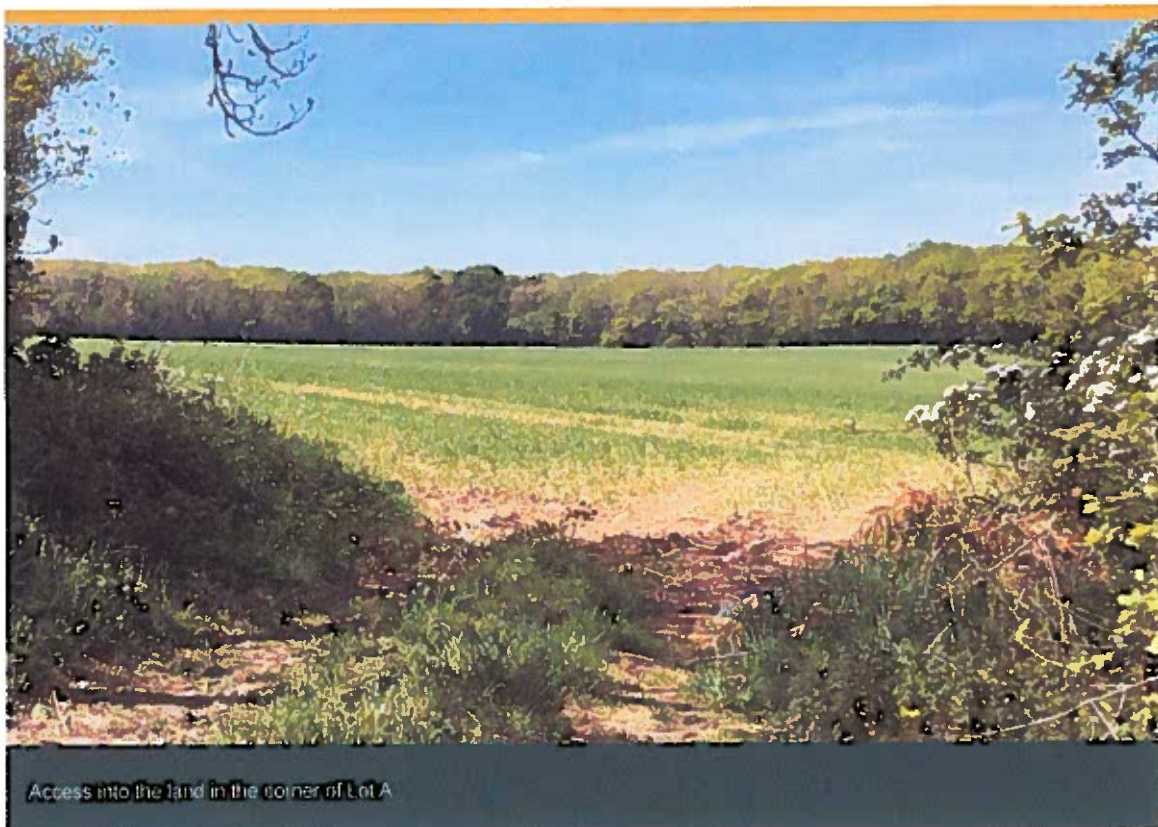
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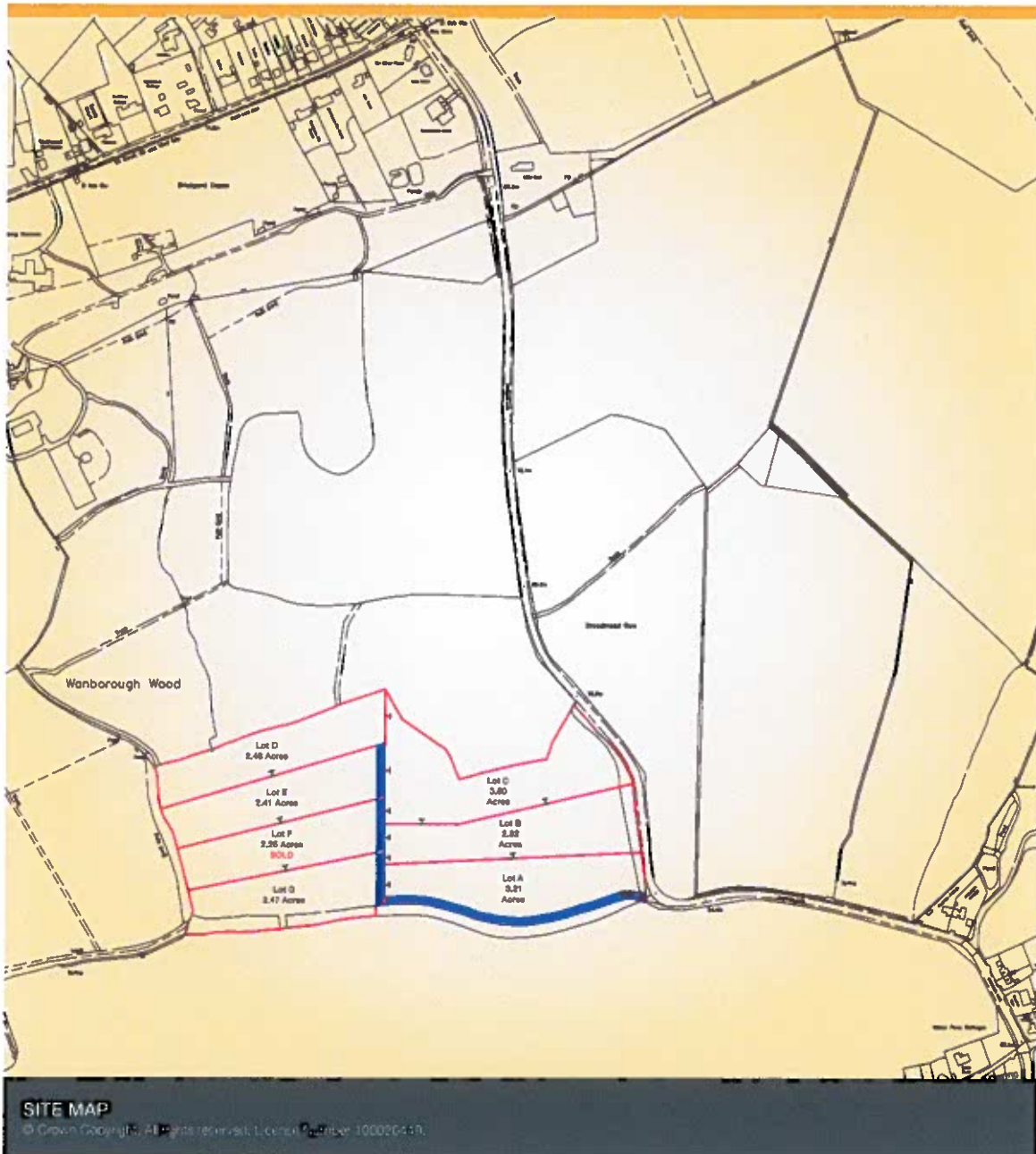
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| | | | | | |
|--------|------------|----------------------|--------|------------|----------------------|
| Lot A: | 3.21 acres | Guide Price: £77,000 | Lot E: | 2.41 acres | Guide Price: £44,000 |
| Lot B: | 2.82 acres | Guide Price: £69,000 | Lot F: | 2.26 acres | SOLD |
| Lot C: | 3.60 acres | Guide Price: £85,000 | Lot G: | 2.47 acres | Guide Price: £44,000 |
| Lot D: | 2.48 acres | Guide Price: £44,000 | | | |



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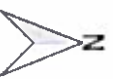
Land to the west of Manor Farm Cottages, Wanborough Hill



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This map is for identification purposes only and should
not be relied upon for accuracy.

Print Date: 31/01/2018



Not to Scale



GUILDFORD
B O R O U G H
C O U N C I L

