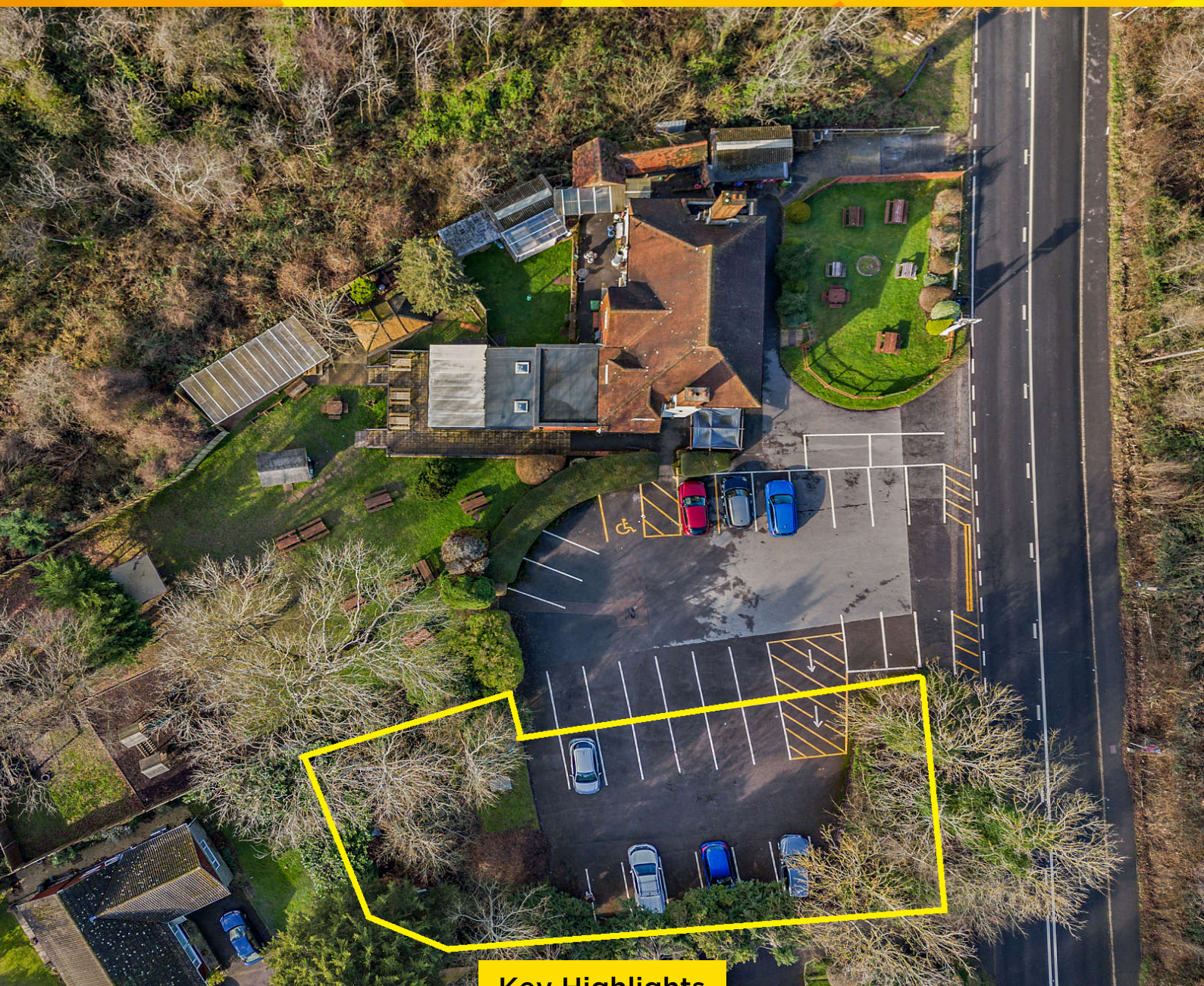


FREEHOLD LAND FOR SALE- DEVELOPMENT OPPORTUNITY

Land to the side of the Cricketers

Aldershot Rd, Guildford GU3 3AA



Key Highlights

- Site area of 0.154 acres (0.062 hectares)
- Excess land surplus to pub requirements
- Possible residential infill / commercial development (STP)
- Opportunity to convert to a variety of uses (STP)
- Freehold unconditional and conditional offers invited (STP)

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Location

The property comprises land situated to the south of The Cricketers, positioned to the north-west of West BorOUGH. The Cricketers is a well established public house located on Aldershot Road (A323) in Guildford. The surrounding area is bounded by natural woodland and predominantly residential. The site links The Aldershot Road to the A3 to the east.

- Woking to the north east 6.1 miles (10 km)
- Aldershot to the west 8.1 miles (13 km)
- Godalming to the south Godalming 8.5 miles (14 km)

Site Size

The potential development site is located to the south of The Cricketers and extends to approximately 0.154 acres (**0.062** hectares) of surplus land is no longer required for the operation of the pub. The site falls away to the south side and comprises a mix of tarmac and grass surfaces.

LOCATION MAP

STREET VIEW



Planning Information

The site is not Listed and does not lie within a Conservation Area.

Services & Rights

All parties are advised to make their own enquiries regarding the serviceability of the land.

Full rights of ingress and egress will be provided to the subject site via the pub car park, if required.

There may be instances where the developer would be required to enable the development by relocating facilities on site, subject to further investigation.

Deliverability

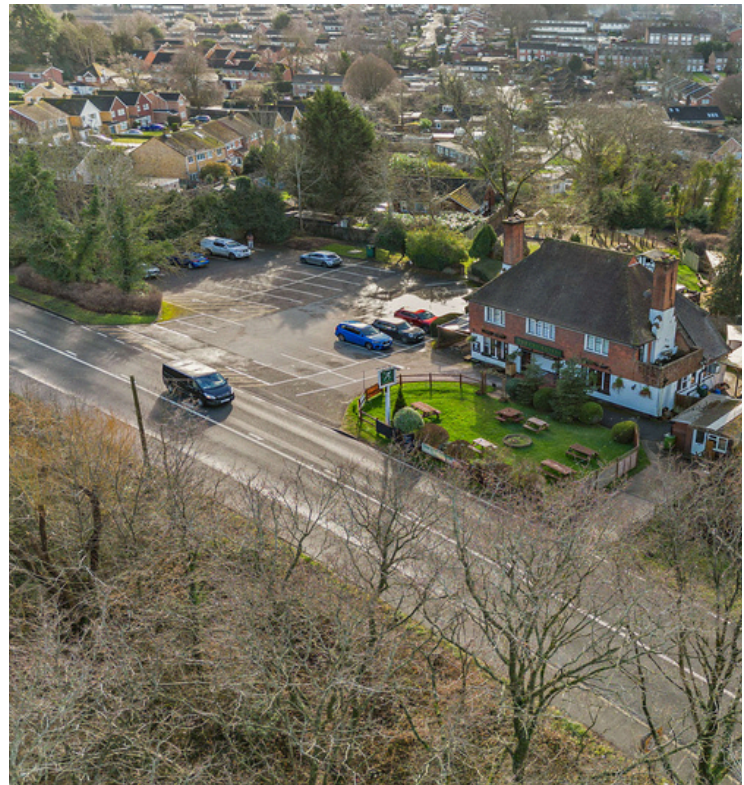
Vacant possession subject to release of land from pub tenancy/lease.

Tenure

Freehold available (Part of Title Number: SY376814).

Guide Price

Offers Invited



CONTACTS

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