

Land off Smart's Heath Road

Woking, Surrey, GU22 0NP



- Approx 8.35 acres (3.38 hectares)
- Road access
- Some derelict buildings/structures
- Potential for alternative use (STP)

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Offers in excess of £125,000 Freehold

Introduction

A mainly level block of accommodation land extending to approximately 8.35 acres (3.38 hectares) of overgrown grassland and scrub. There are some derelict buildings/structures in the centre of the property.

The land is conveniently located on Smart's Heath Road, approximately two miles south of Woking and approximately five miles north of the A3.



Location

The property is accessed off a public highway to the north known as Smart's Heath Road. The property is located approximately two miles south of Woking and approximately five miles north of the A3.

Description

The property extends to approximately 8.35 acres (3.38 hectares) of overgrown grassland and scrub and is currently secured by temporary security fencing to part. There are some derelict buildings/structures in the centre of the land and there are some items of waste on the land.

The land is classed as Grade 4 in the Provisional Agricultural Land Classification published by Natural England, where Grade 1 is the best quality and Grade 5 the poorest quality.

Planning Use / History

The property is situated within the Local Authority of Woking Borough Council. Pertinent planning history is detailed below:

- Lapsed planning permission for a change of use to provide a new clubhouse building for Woking Gymnastic Club. (PLAN/2017/1063)

Services

It is understood that the property is not currently connected to any mains services.

Tenure

Freehold. Sold with Vacant Possession.

VAT

The property not elected for VAT.

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details prepared and Photographs and videos taken November 2025 & February 2026.

Legal Costs

Each party is responsible for their own legal and professional fees.

Overage Clause

Offers are invited either with or without a proposed overage clause for 30% of any uplift in value for a period of 30 years for any change of use other than agriculture or equestrian.

Terms / Method of Sale

The property is for sale by way of informal tender. Offers should be submitted by 12 noon on Tuesday 21st April 2026 to the sole selling agents, in writing addressed to:

Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF or by email julia.allen@brutonknowles.co.uk

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not.

Environmental Schemes

It is understood that the property is not entered into any agri-environmental schemes.

Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only.

Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

Viewing

Viewings will be strictly by appointment only with Bruton Knowles as sole selling agents.

Agents Note:

Bruton Knowles has been provided with a contamination report which highlights the presence of various materials throughout the site including waste materials, Asbestos and various Chemical contaminants. A copy is available on request.

Health and Safety for Viewers:

Given the potential hazards relating to rural land and buildings, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing. Viewing without permission or unaccompanied is at your own risk.

Links:

Video - <https://f.io/khpqdWeG>

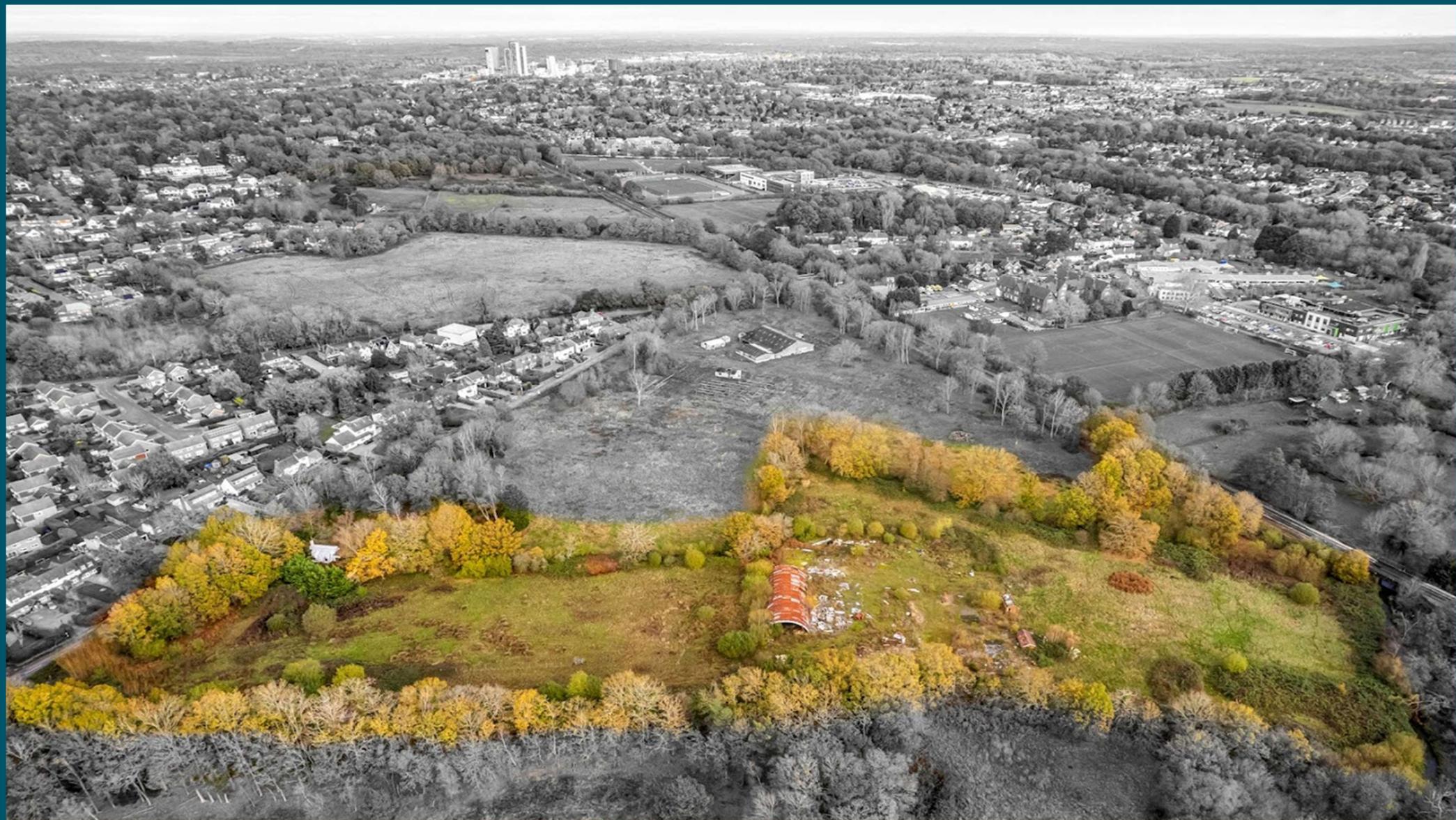
Single Shot Video - <https://f.io/Dr1fVAki>

Aerial Map & 360 views -

https://app.cloupano.com/tours/ZeueD23_9

Subject to Contract February 2026

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Contact:

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Ben Compton MRICS FAAV

T: 01452 880180

E: ben.compton@brutonknowles.co.uk

Guildford office:

2 Paris Parklands, Railton Road, Guildford,
GU2 9JX

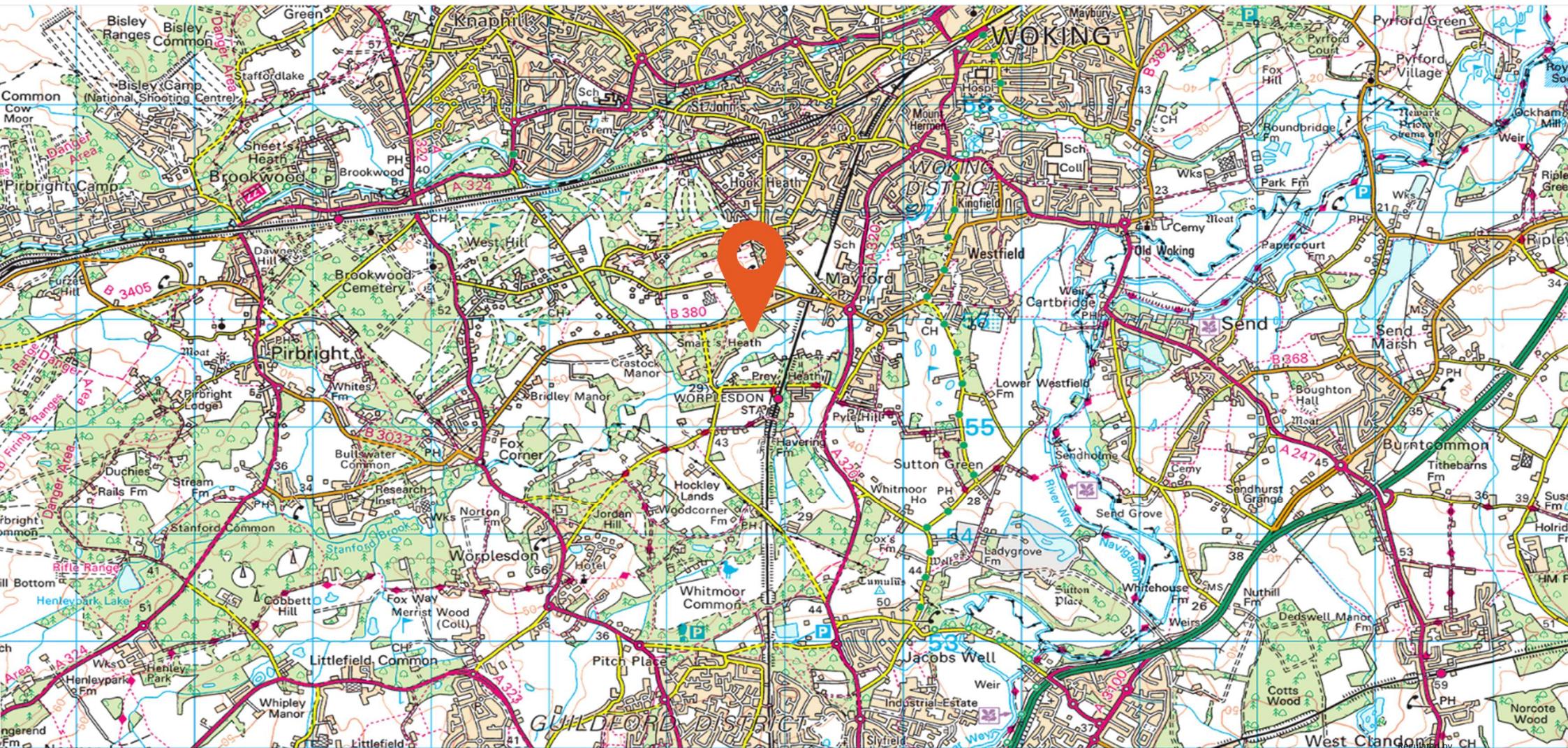
T: 01483 238385

Gloucester office:

Olympus House, Olympus Park,
Quedgeley, Gloucester, GL2 4NF

T: 01452 880000





Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.