

# Land at Salt Box Road Guildford, Surrey, GU3 3TA



- Approx 19.42 acres (7.86 hectares)
- Allocated for use as a burial ground
- Potential for alternative use (STP)

For Sale | Code 12391

[brutonknowles.co.uk](https://brutonknowles.co.uk)

# Land at Salt Box Road, Guildford, Surrey, GU3 3TA

Offers invited for the Freehold



## Introduction

A block of accommodation land extending to approximately 19.42 acres (7.86 hectares) of rough grazing land with some scrub. There are a number of dilapidated buildings/field shelters/structures on the property.

The land is located north of Salt Box Road, between Jacobs Well and Worplesdon, on the outskirts of Guildford. It lies between Stringers Common to the south and Whitmoor Common to the north.



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### Location

The property is located on the outskirts of Guildford which lies to the south and is bordered by Whitmoor and Stringer Commons. The property is accessed over an unmade road off the Salt Box Road that leads to Whitmoor Common.

### Description

The property extends to approximately 19.42 acres (7.86 hectares) of rough grazing land with some scrub, with fencing of differing types to most of the boundaries. There are a number of derelict buildings/field shelters/structures and some items of waste on the property.

The property is classified non-agricultural on the Provisional Agricultural Land Classification published by Natural England.

Access is via a field gate over an unmade road off the Salt Box Road. It is understood that established rights of access have been in place since 1955 (as evidenced by a statement of truth provided by the previous owner).

### Planning

The property is situated within Guildford Borough Council area. The property has been allocated for a burial ground under Policy A23 of the Guildford Borough Local Plan Strategy & Sites 2015 – 2034.

The two Commons are Sites of Special Scientific Interest.

### Services

The property is not currently connected to mains water or electricity.

### Tenure

Freehold. Sold with Vacant Possession.

### VAT

The property is not elected for VAT.

### Legal Costs

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

### Overage Clause

The property is subject to an Overage Deed that applies until 7 March 2047 in the event of a change of use other than as a burial ground. The overage is 25% of any uplift in value.

Offers are invited subject to the existing Deed plus an additional overage of 25% of any uplift in value for a period of 30 years for any change of use other than agriculture, equestrian or burial ground.

### Terms / Method of Sale

The property is for sale by way of informal tender. Offers should be submitted by 12 noon on Tuesday 26<sup>th</sup> May 2026 to the sole selling agents, in writing addressed to:

Bruton Knowles, 2 Paris Parklands, Railton Road, Guildford GU2 9JX or by email [julia.allen@brutonknowles.co.uk](mailto: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 the land 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 not be permitted and there is STRICTLY no access to the land. Interested parties should rely on imagery and video content available in the links below. Only shortlisted bidders will have the opportunity to attend an accompanied viewing later in the process.

### Agents Note:

Bruton Knowles has been provided with an asbestos report which highlights the presence of asbestos containing materials on the property. A copy is available on request.

### Links:

<https://app.cloudpano.com/tours/J3M45cTpj> - Aerial map and 360 views

<https://f.io/8XibV8xu> - Video

**Subject to Contract March 2026**

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 purchaser(s) must rely on their own enquiries. Details Prepared **March 2026** and Photographs & Video taken **February 2026**

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## Contact:

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## Guildford office:

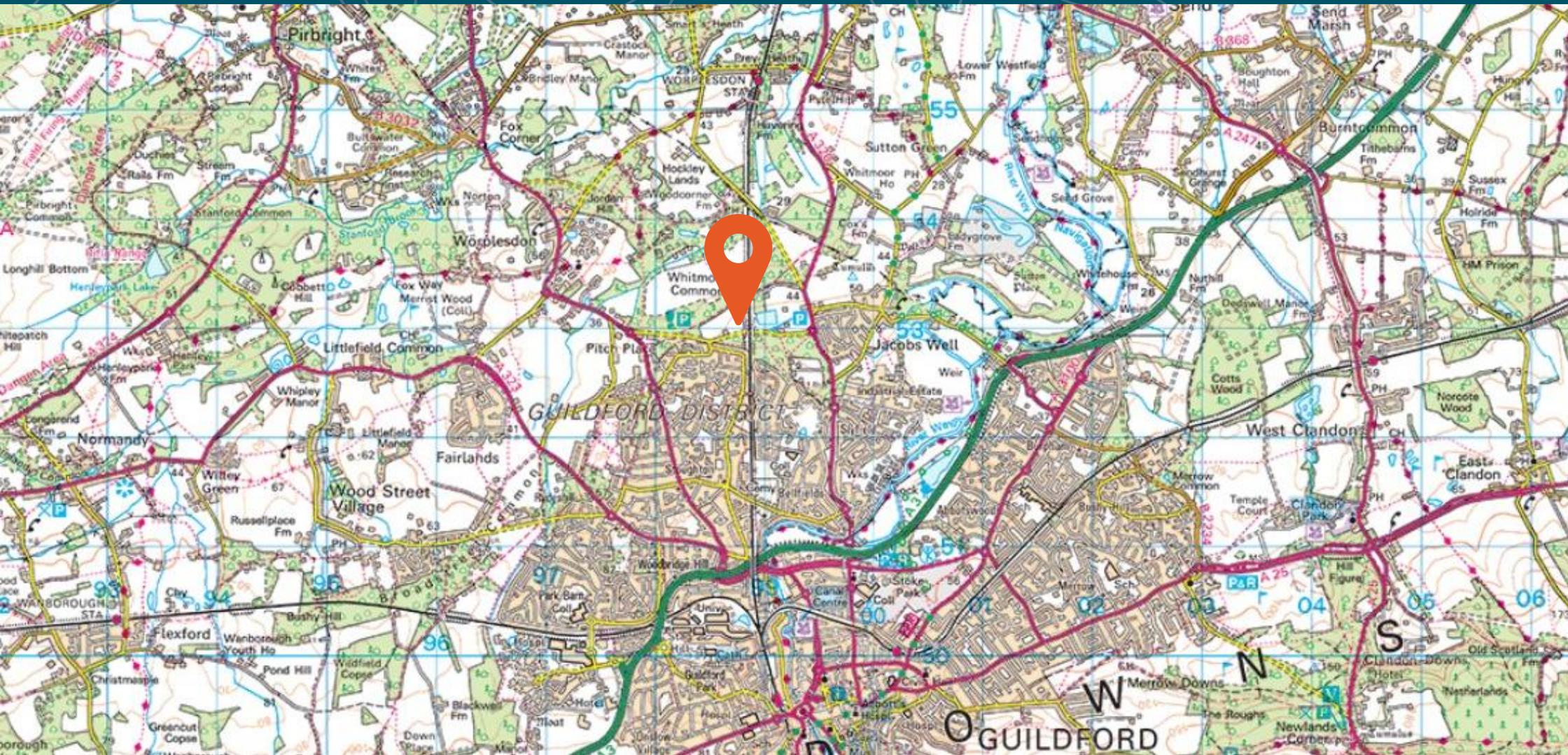
2 Paris Parklands, Railton Road, Guildford,  
Surrey GU2 9JX

**T:** 01483 238385



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**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 Limited is 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.

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