Palace Auctions London

LOT 86



FREEHOLD LAND · FOR SALE BY AUCTION · 28 OCTOBER 2026

12 Plots of Land at Long Reach

Ockham, Woking, Surrey GU23 6PG

GUIDE PRICE	AREA	PLOTS	TENURE
£36,000	**2,640 sq m**	**12**	**Freehold**
fixed reserve at the guide	c. 0.65 acres	one contiguous block	no VAT on the price

Twelve adjoining freehold plots forming a single block of about 2,640 sq m of flat, open land in the Surrey countryside between Ockham and West Horsley – offered with a fixed reserve at the guide price of £36,000.

The land

Twelve freehold plots totalling about **2,640 sq m (0.65 acres)** of flat, open land in Surrey, offered at a guide price of **£36,000** – with a **fixed reserve at the guide price**.

The land lies off Long Reach, on the outskirts of Ockham village, close to Spring Reach Nursery. It comprises plots A342 to A347 and A360 to A365, which sit side by side to form a single, regular block within a larger area of open grassland that has been divided into plots. The land is flat, open and free of trees, and is reached from the B2039 via Green Lane and Long Reach.

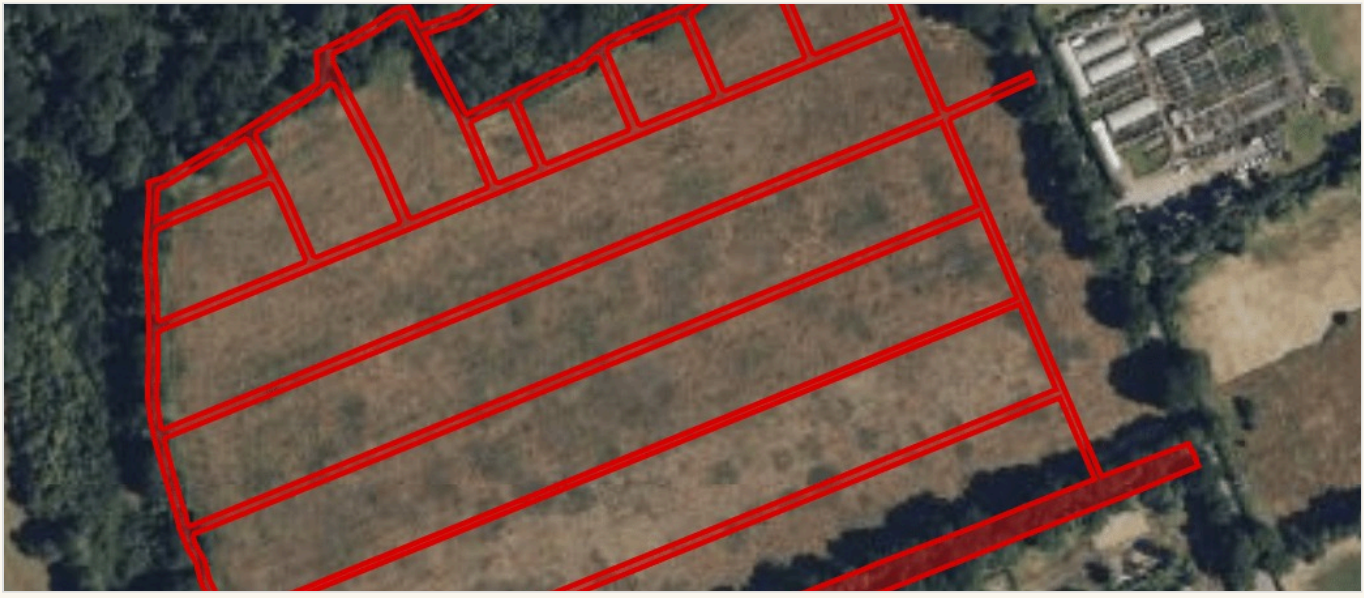
The land would suit buyers looking for amenity or leisure use, keeping animals or grazing, or a long-term holding of land in one of the most sought-after parts of Surrey. It lies within the Metropolitan Green Belt and has no planning permission; any change of use or development is subject to consent.

Key features

- 12 freehold plots in one contiguous block
- About 2,640 sq m (0.65 acres)
- Guide price £36,000 – fixed reserve at the guide
- Flat, open and tree-free land
- Access via Green Lane and Long Reach off the B2039
- Suited to amenity, animals or grazing
- Long-term hope value, subject to planning
- Close to the A3 and Junction 10 of the M25

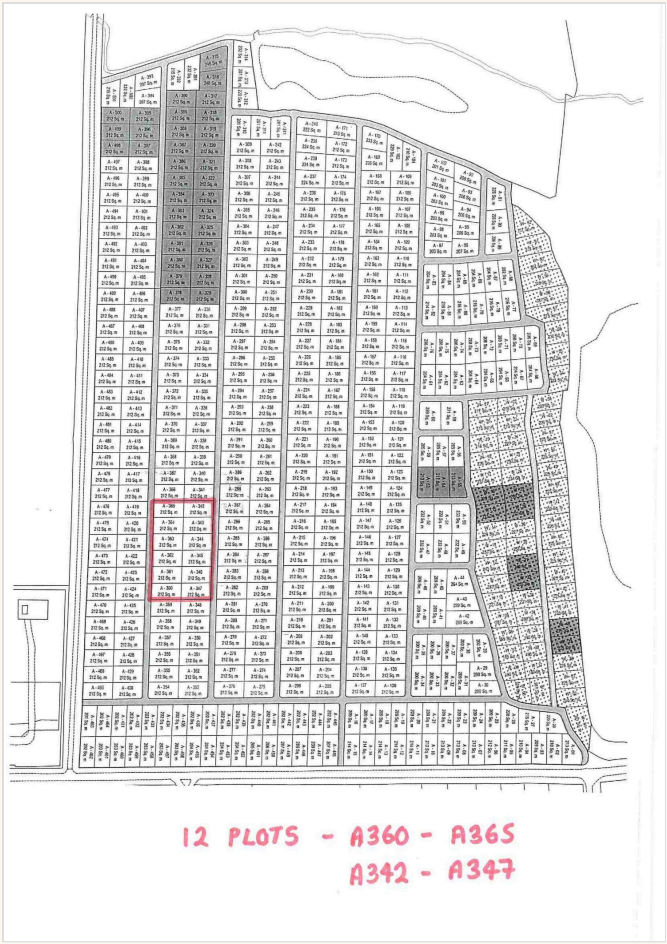
Summary

Plots	A342–A347 and A360–A365
Area	c. 2,640 sq m / 0.65 acres (subject to survey)
Tenure	Freehold
Possession	Vacant
Planning	Green Belt – no consent
Local authority	Guildford Borough Council
VAT	Not payable on the price

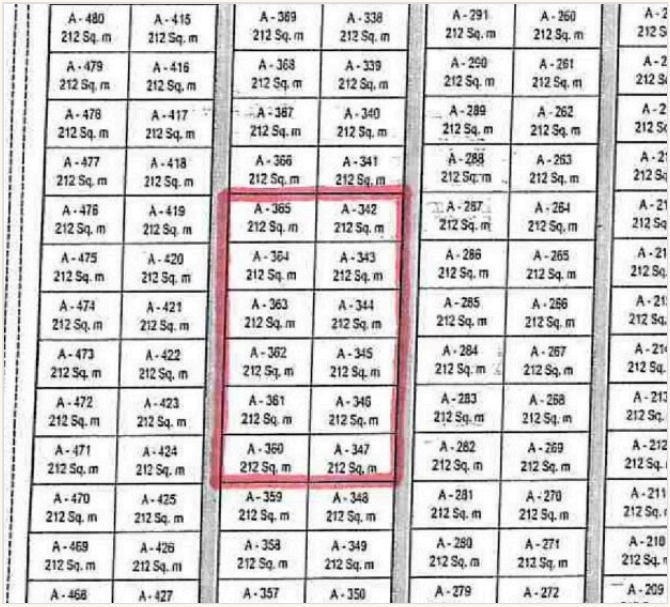


Aerial view of the wider land at Long Reach, divided into plots. For identification only – not to scale.

Plot plan



Plot layout – the 12 plots offered are outlined in red.



Detail – plots A360 to A365 and A342 to A347, forming one block. For identification only – not to scale.

Planning

The land is within the Metropolitan Green Belt. It may also be affected by an Article 4 Direction made by Guildford Borough Council, which can restrict permitted development such as fencing and temporary uses. Buyers must make their own enquiries of the council before bidding.

Location

Ockham is a small, attractive village in the Guildford borough of Surrey, between Ripley, Cobham and the Horsleys, in some of the county's most sought-after countryside. The land is off Long Reach, reached from the B2039 via Green Lane.

Transport

- A3 and Junction 10 of the M25 close by
- Horsley and Effingham Junction stations for trains to London Waterloo
- Guildford, Woking and Cobham within easy reach

Possible uses

- Amenity and leisure
- Keeping animals and grazing
- Long-term land holding
- Any change of use or development is subject to planning permission

Auction information

Date and venue	Wednesday 28 October 2026 at 1.00 pm, The St James Room, Claridge's, Brook Street, Mayfair, London W1K 4HR – Lot 86
How to bid	In the room, online, by telephone or by proxy, after registration and anti-money laundering checks (two forms of ID required). Online bidders pay a refundable £2,000 security deposit
Guide price and reserve	£36,000. The lot is offered with a **fixed reserve at the guide price**
Tenure	Freehold, with vacant possession on completion
VAT	VAT is not payable on the sale price
Legal pack	Available to registered bidders, with the auction addendum. Buyers must check access, rights of way, covenants and planning, including with Guildford Borough Council
Viewing	The land may be viewed on foot during daylight hours, at the viewer's own risk

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price	On exchange at the auction
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange at the auction
Contract documents charge	£850 plus VAT	On exchange at the auction
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Important notice

These particulars are a general guide and do not form part of any contract. Areas, distances and boundaries are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries. The land is in the Green Belt and has no planning permission; no assurance is given that any change of use or development will be permitted. Plans and photographs are for identification only. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale. The contract is unconditional and exchange takes place on the fall of the hammer.

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