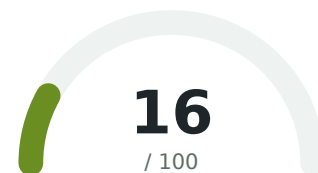


Plot Report

Near Cobham, Surrey (KT11) · ~3.4 acres

Sample report — an illustrative, anonymised example



Moderate risk



Registered title boundary (HM Land Registry INSPIRE polygon), shown in red. Map imagery © Google.

Executive summary

For your stated use — grazing / paddock — this plot is viable, with one material caveat to resolve before exchange. The 3.4-acre site near Cobham (KT11) carries no flood risk, no heritage or nature designations, and no recorded planning history that would complicate equestrian or grazing use. Green belt status is consistent with that use. The single significant concern is access: no mapped road or track was found within approximately 120 metres of the plot, and a landlocked plot without a confirmed legal right of way is worth substantially less and may be impractical to use. Resolve access — both physical and legal — before proceeding. The indicative value range of £26,000–£255,000 (central £81,000) already reflects the access discount; a formal valuation should follow once access is confirmed.

The plot lies within the Elmbridge/Guildford green belt, which tightly restricts new built development — most proposals require 'very special circumstances' to be approved. Importantly, agricultural and equestrian uses (grazing, paddock, field shelters within permitted development limits) are generally compatible with green belt policy, so your intended use is not constrained by this designation. No Article 4 directions, common land registration, brownfield listing, AONB or National Park designations apply, and no planning permissions have been recorded on the plot in the last ten years. If you ever wished to erect a stable block or any permanent structure, you would need to engage a planning consultant familiar with green belt policy before assuming consent is achievable.

 CAUTION**Green belt**

The plot lies within the green belt (Elmbridge; Guildford). New building is tightly restricted — most development needs 'very special circumstances', though agricultural and some equestrian uses are generally fine.

 CLEAR**National Landscape (AONB)**

The plot is not in a National Landscape (AONB).

 CLEAR**National Park**

The plot is not inside a National Park.

 CLEAR**Common land & village greens**

The plot is not registered common land or a village green.

 CLEAR**Article 4 directions**

No Article 4 directions are mapped on the plot (coverage varies by council).

 CLEAR**Brownfield register**

The plot is not on a brownfield land register.

 CLEAR**Built-up area**

The plot is outside any mapped built-up area — in planning terms it is open countryside, where new housing is much harder to consent.

① CONTEXT

Planning permission on this plot

No planning permission is recorded on the plot itself in the last 10 years (PlanIt aggregator). This is not a guarantee — older or unscrapped consents can exist — so confirm directly with the local planning authority if planning potential matters to you.



Flood & water

✓ CLEAR

The plot sits in the lowest Environment Agency flood risk band for rivers and sea, and is not within any designated flood storage area. For a grazing or paddock use this is a straightforward position — no flood-related constraints were identified. No further flood investigation appears necessary on current evidence.

✓ CLEAR

Flood risk zones (rivers & sea)

The plot is not in Flood Zone 2 or 3 — the Environment Agency places it in the lowest river and sea flood risk band.

✓ CLEAR

Flood storage areas

The plot is not within a designated flood storage area.

The plot carries no statutory nature designations — no SSSI, SAC, SPA, Ramsar site, local or national nature reserve, or ancient woodland. No tree preservation orders are mapped on the plot, though the finding notes that not every council has published TPO data, so a site visit to identify any significant trees is sensible. Overall, the environmental position is straightforward for grazing use.

 **CLEAR**

Site of Special Scientific Interest

The plot does not overlap any Site of Special Scientific Interest.

 **CLEAR**

International nature designations

The plot does not overlap any SAC, SPA or Ramsar internationally protected site.

 **CLEAR**

Ancient woodland

The plot does not contain mapped ancient woodland.

 **CLEAR**

Tree preservation orders

No tree preservation order zones are mapped on the plot (note: not every council has published TPO data yet).

 **CLEAR**

Nature reserves

The plot does not overlap any local or national nature reserve.

No heritage constraints were identified: the plot is outside any conservation area, contains no listed buildings or scheduled monuments, does not overlap a registered park, garden, battlefield or World Heritage site, and falls outside any mapped archaeological priority area. This is a clean position for a paddock use with no heritage-related restrictions to manage.

[✓ CLEAR](#)

Conservation area

The plot is not in a conservation area.

[✓ CLEAR](#)

Listed buildings on the plot

No listed building outlines intersect the plot.

[✓ CLEAR](#)

Scheduled monuments

The plot does not overlap any scheduled monument.

[✓ CLEAR](#)

Registered battlefields

The plot is not within a registered historic battlefield.

[✓ CLEAR](#)

Registered parks & gardens / World Heritage

The plot does not overlap any registered park & garden or World Heritage site.

[✓ CLEAR](#)

Archaeological priority areas

The plot is not in a mapped archaeological priority area (coverage varies by council).

CONTEXT

Agricultural land classification: 63/Grade 3. Lower-grade land carries less planning protection against development.

 CLEAR

The plot is not inside an air quality management area.

✓ CLEAR

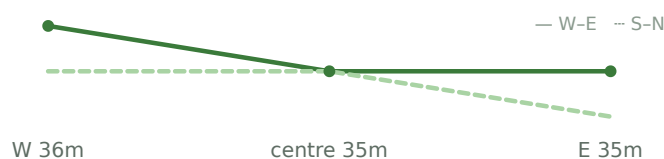
The plot is not in a coastal change management area.

✓ CLEAR

The plot substantially overlaps registered freehold polygons, so the title (ownership, rights, covenants) is recorded at HM Land Registry and can be obtained as official copies.

CONTEXT

The plot sits at roughly 35m elevation and the immediate area is broadly level ($\approx 2\%$ gradient).





CAUTION

Road access

No mapped road or track was found within ~120m of the plot's centre. Verify legal and physical access before purchase — landlocked plots without a right of way are worth dramatically less.



CLEAR

Public rights of way

No public footpath, bridleway or byway is mapped crossing this plot. The definitive record is the county council's Definitive Map — your solicitor should confirm during conveyancing.



CLEAR

Structures on the plot

No buildings or other structures are mapped on the plot, and a review of current aerial imagery is consistent with bare land. Confirm against the title plan and a site visit.



CONTEXT

Electricity network

No mapped power lines or substations within ~500m. If you plan to build or need supply, budget for a potentially significant connection cost — get a budget estimate from the local network operator before committing.

At 3.4 acres in the Surrey green belt, the plot is sized and located appropriately for a paddock purchase. The indicative range of £26,000–£255,000 (central £81,000) is grounded in the regional agricultural floor and six land-category transactions recorded in the Guildford district, the most recent at £625,000 in May 2026 — though those transactions will reflect a range of plot types and circumstances. The access uncertainty is the dominant value driver at present: confirming a legal right of way could materially lift the achievable figure, while absence of access would anchor it toward the lower end. No asking price has been stated, so direct comparison is not possible; commission a formal valuation from a rural chartered surveyor once access is resolved.

i CONTEXT

Plot size

The selected boundary encloses approximately 3.4 acres (1.4 ha / 13,759 m²).

i CONTEXT

Recorded sales nearby

5 recorded sale(s) at KT11 1NJ; most recent £850,000 (Jan 2016), ≈ £1,024,000 in today's market (UK House Price Index). These are local market context, not a valuation of this plot.

Sales, normalised to today (UK House Price Index)

WILLOW GLEN COTTAGE MAYS GREEN ≈ £1,024,000 today ^	
Sold £850,000 · Jan 2016	
Sold price	£850,000 (Jan 2016)
House price index then	83.1
Index latest (Apr 2026)	100.1
Market change since sale	+20.5%
Estimated value today	≈ £1,024,000
Normalised with the Guildford UK House Price Index — an indication of market movement, not a valuation of this property.	

THE BARN MAYS GREEN ≈ £2,058,000 today ^	
Sold £1,260,000 · Sept 2010	
Sold price	£1,260,000 (Sept 2010)
House price index then	61.3
Index latest (Apr 2026)	100.1
Market change since sale	+63.3%

Estimated value today ≈ £2,058,000

Normalised with the Guildford UK House Price Index — an indication of market movement, not a valuation of this property.

THE BARN MAYS GREEN ≈ £484,000 today ^
Sold £248,000 · Aug 2004

Sold price £248,000 (Aug 2004)
House price index then 51.3
Index latest (Apr 2026) 100.1
Market change since sale +95.1%
Estimated value today ≈ £484,000

Normalised with the Guildford UK House Price Index — an indication of market movement, not a valuation of this property.

MAY COTTAGE MAYS GREEN ≈ £2,568,000 today ^
Sold £785,000 · Jan 2000

Sold price £785,000 (Jan 2000)
House price index then 30.6
Index latest (Apr 2026) 100.1
Market change since sale +227.1%
Estimated value today ≈ £2,568,000

Normalised with the Guildford UK House Price Index — an indication of market movement, not a valuation of this property.

YEW TREE COTTAGE MAYS GREEN ≈ £1,483,000 today ^
Sold £440,000 · Nov 1999

Sold price £440,000 (Nov 1999)
House price index then 29.7
Index latest (Apr 2026) 100.1
Market change since sale +237%
Estimated value today ≈ £1,483,000

Normalised with the Guildford UK House Price Index — an indication of market movement, not a valuation of this property.

CONTEXT

Land-category sales in the district

6 land-category transaction(s) recorded in Guildford in recent years — most recent £625,000 (May 2026). These are recorded under HMLR's "other" property class (land and non-residential), shown here as genuine local evidence of land changing hands.

Land-category transactions, normalised to today (UK House Price Index)

WINTERFOLD FOREST, HURTWOOD LANE, GUILDFORD Sold £625,000 · May 2026	
Sold £625,000 in May 2026. No index estimate available for this sale.	
WEY COURT, MARY ROAD, GUILDFORD Sold £510,000 · Apr 2026	
≈ £510,000 today ^	
Sold price	£510,000 (Apr 2026)
House price index then	100.1
Index latest (Apr 2026)	100.1
Market change since sale	+0%
Estimated value today	≈ £510,000
Normalised with the Guildford UK House Price Index — an indication of market movement, not a valuation of this property.	
7A, HUNTS CLOSE, GUILDFORD Sold £700,000 · Apr 2026	
≈ £700,000 today ^	
Sold price	£700,000 (Apr 2026)
House price index then	100.1
Index latest (Apr 2026)	100.1
Market change since sale	+0%
Estimated value today	≈ £700,000
Normalised with the Guildford UK House Price Index — an indication of market movement, not a valuation of this property.	
THE CRICKETERS, THE GREEN, WOKING Sold £1,766,997 · Mar 2026	
≈ £1,779,000 today ^	
Sold price	£1,766,997 (Mar 2026)
House price index then	99.4
Index latest (Apr 2026)	100.1
Market change since sale	+0.7%
Estimated value today	≈ £1,779,000
Normalised with the Guildford UK House Price Index — an indication of market movement, not a valuation of this property.	
3, MILKHOUSE GATE, GUILDFORD Sold £214,000 · Mar 2026	
≈ £216,000 today ^	
Sold price	£214,000 (Mar 2026)

House price index then	99.4
Index latest (Apr 2026)	100.1
Market change since sale	+0.7%
Estimated value today	≈ £216,000

Normalised with the Guildford UK House Price Index — an indication of market movement, not a valuation of this property.

1, NORTH SIDE COURT, FARNHAM ≈ **£11,000 today** ^
Sold £10,756 · Mar 2026

Sold price	£10,756 (Mar 2026)
House price index then	99.4
Index latest (Apr 2026)	100.1
Market change since sale	+0.7%
Estimated value today	≈ £11,000

Normalised with the Guildford UK House Price Index — an indication of market movement, not a valuation of this property.

CONTEXT

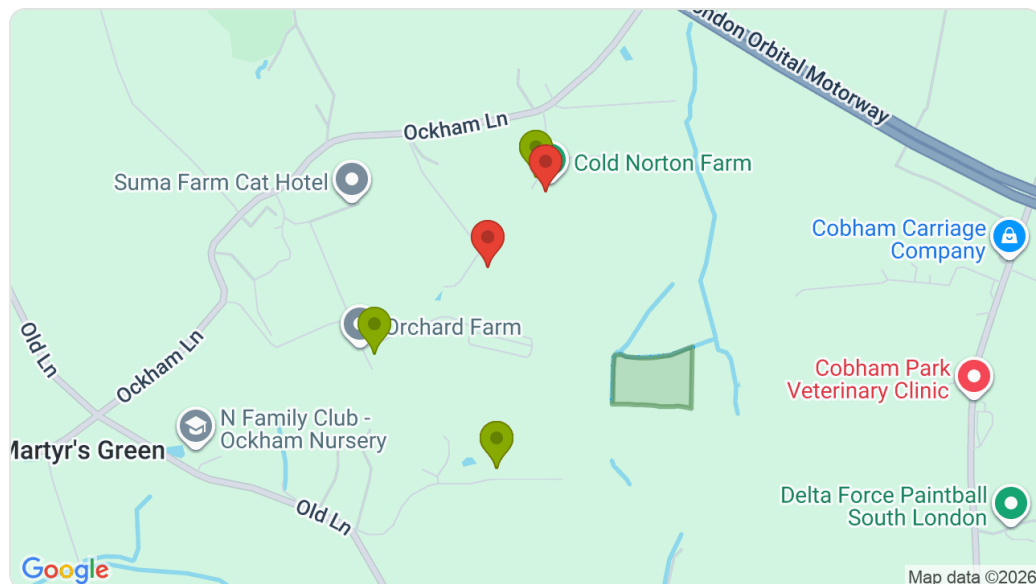
Indicative value

This plot values as amenity / paddock land. Small plots in open countryside trade as amenity/paddock land: above the agricultural floor, below development rates. The top of the range reflects what land has actually sold for in this district. Indicative range: £26,000–£255,000 (central £81,000). Based on: Regional agricultural floor: ~£10,000/acre (South East) → £34,000 for 3.40 acres; 6 land-category transactions recorded in the district, median £510,000 (index-normalised). No mapped road or track within ~120m — landlocked plots without a legal right of way are heavily discounted (range halved here). Confirm access before relying on any figure. Green belt: hope value above this range is speculative — most development needs 'very special circumstances'. Treat this as evidence-based context, not a formal valuation.

CONTEXT

Recent planning applications nearby

18 planning application(s) within 500m in the last two years. Activity nearby shows what the council is approving — and refusing — around this plot.



Nearby planning decisions: ● approved · ● refused / other. Plot boundary outlined.

UNDECIDED Retrospective planning application for the construction of an Agricultural Storage and Workshop Building (140sqm). 360m away · 2026-05-07 · 2026/1094

REJECTED Change of use from agricultural land (Sui Generis) to residential curtilage (Class C3). 400m away · 2026-01-15 · 2025/2730

REJECTED Certificate of lawfulness for existing use, to establish whether the use of the dwelling without compliance with the agricultural occupancy 313m away · 2026-04-22 · 25/P/01325

UNDECIDED Application under section 73 of the Town and Country Planning Act 1990 (as amended) for the variation of condition 2 (drawing numbers) of pl 313m away · 2025-04-07 · 25/P/00532

PERMITTED Discharge of Conditions 3 (details of EV charging), 4 (details of parking), 5 (details of external facing and roofing materials), 6 (details 313m away · 2026-06-16 · 25/D/00047

CONDITIONS Confirmation of Compliance with Condition 10 (Bat Protection) of Variation of Condition 2024/1144. 431m away · 2025-05-06 · 2025/0665

CONDITIONS Confirmation of Compliance with Condition 7 (Contaminated Land Verification) of Variation of Condition application 2024/1144 to confirm Veri 431m away · 2025-04-22 · 2025/0617

PERMITTED Two-storey rear extension, new side dormer, new front porch and alterations to fenestration following partial demolition of existing house. 500m away · 2025-05-15 · 2025/0151

Questions to put to the seller

1. Please provide evidence of the legal right of access to the plot — specifically, which route is used, over whose land it passes, and where the right of way is documented in the title deeds or a separate deed of easement.
2. Has the plot ever been accessed by vehicle, and if so, via which gate or track? Can you show this on a plan?
3. Are there any existing grazing licences, tenancy agreements or other occupancy arrangements affecting the plot that would transfer on sale?
4. The plot sits in the green belt — are you aware of any previous planning applications or pre-application enquiries relating to the land, including any that were refused or withdrawn?
5. Has any part of the plot ever been used for purposes other than grazing or agriculture, and are there any restrictive covenants in the title that limit its use?
6. Are there any boundary disputes, informal arrangements with neighbouring landowners, or overhanging rights (such as drainage runs or overhead cables) that affect the plot?
7. Is there a water supply to the plot — for example, a trough connection or borehole — and if so, what is its source and legal basis?

For your solicitor

Searches and verifications to order during conveyancing, based on this plot's findings.

- ☒ Obtain official copies of the title register and title plan from HM Land Registry and check for any rights of way, easements, restrictive covenants or other encumbrances — pay particular attention to whether a legal right of access over neighbouring land is expressly granted.
- ☒ If no express right of access is found in the register, requisition the seller's deeds and any associated conveyances to establish whether access rights were granted historically and remain enforceable.
- ☒ Raise a CON29 enquiry with Elmbridge Borough Council (the local planning authority) to confirm the green belt designation, check for any local land charges, and verify there are no enforcement notices or stop notices affecting the plot.
- ☒ Commission a drainage and water search (CON29DW) to establish whether any public sewers cross or adjoin the plot, which could affect fencing, structures or future use.
- ☒ Confirm the position on chancel repair liability — the plot is in a rural Surrey parish where historic liability can attach to land — and consider chancel repair indemnity insurance if liability is not excluded.
- ☒ Ask the county council (Surrey County Council) to confirm the Definitive Map position for public rights of way crossing or abutting the plot, as the Land Registry title plan does not always reflect these.
- ☒ Check whether any tree preservation orders affect trees on or immediately adjoining the plot by making a direct enquiry to Elmbridge Borough Council, given that TPO data coverage is noted as incomplete in the mapped data.