

Guildford Farm

Guildford Farm is a subdivision that was designed and built with natural conservation techniques and a respect for the environment that has become a benchmark for "Conservation Development" in our area. The subdivision was designed to maintain the rural character of the farm land surrounding it while including natural areas that team with wildlife and abundant natural vegetation.

It is located on one of the most beautiful farms in Greene County and in an area that includes the waterways of Welsh Run and Swift Run. These waterways originate in the Shenandoah Natural Park where they are used for trout fishing and are tributaries for the Rivanna and James Rivers and eventually the Chesapeake Bay. These waterways are home to the James SpinyMussel which is on the Federal Endangered List and many types of fish, reptiles and amphibians. They also provide a natural wildlife area that supports deer, beavers, fox, groundhogs, otters and even the occasional black bear. The natural areas also create a bird sanctuary for bald eagles, osprey, and blue herons as well as many resident and migratory species. The area includes an old pond which is fed by a natural spring that provides an excellent food source and nesting area that is protected and safe for young animals.

The owner and developer has created an environment that provides gracious living in a setting that offers open spaces, comfortable lots and proximity to a 140 acre fully functioning farm graced by the Guildford Farm Manor House dating back to the 1790's. To protect the vital water and wildlife areas, a Conservation Area made up of wildlife preserves, farm buffers and forested land has been created. The areas along the Welsh Run and Swift Run waterways are also protected by natural areas that play a role in maintaining the water quality that is so critical for the wildlife that live there. The approximately 10 acres of natural areas will include a "River Walk" pathway that will only be available to landowners in Guildford Farm. They will play a vital role in managing and enhancing this wild and beautiful area which will be maintained in a natural state.

To further enhance the protection of the Guildford Farm and Conservation Area, the roads and homes in the development will be built using what is referred to as Low Impact Development (LID) practices. These practices protect and maintain the natural water tables despite adding homes, roads and driveways to the area. They work to replenish the underground water supply that the homes will depend on while managing storm water runoff that, in many conventional developments, can destroy natural waterways and wildlife habitats. Each home site will be constructed so as to capture, treat or disperse runoff from the house and driveway using mulch planting strips, rock filled collection areas and natural vegetation. Roadways will be designed and installed in a manner that allows for control of storm water runoff without impacting the natural environment.