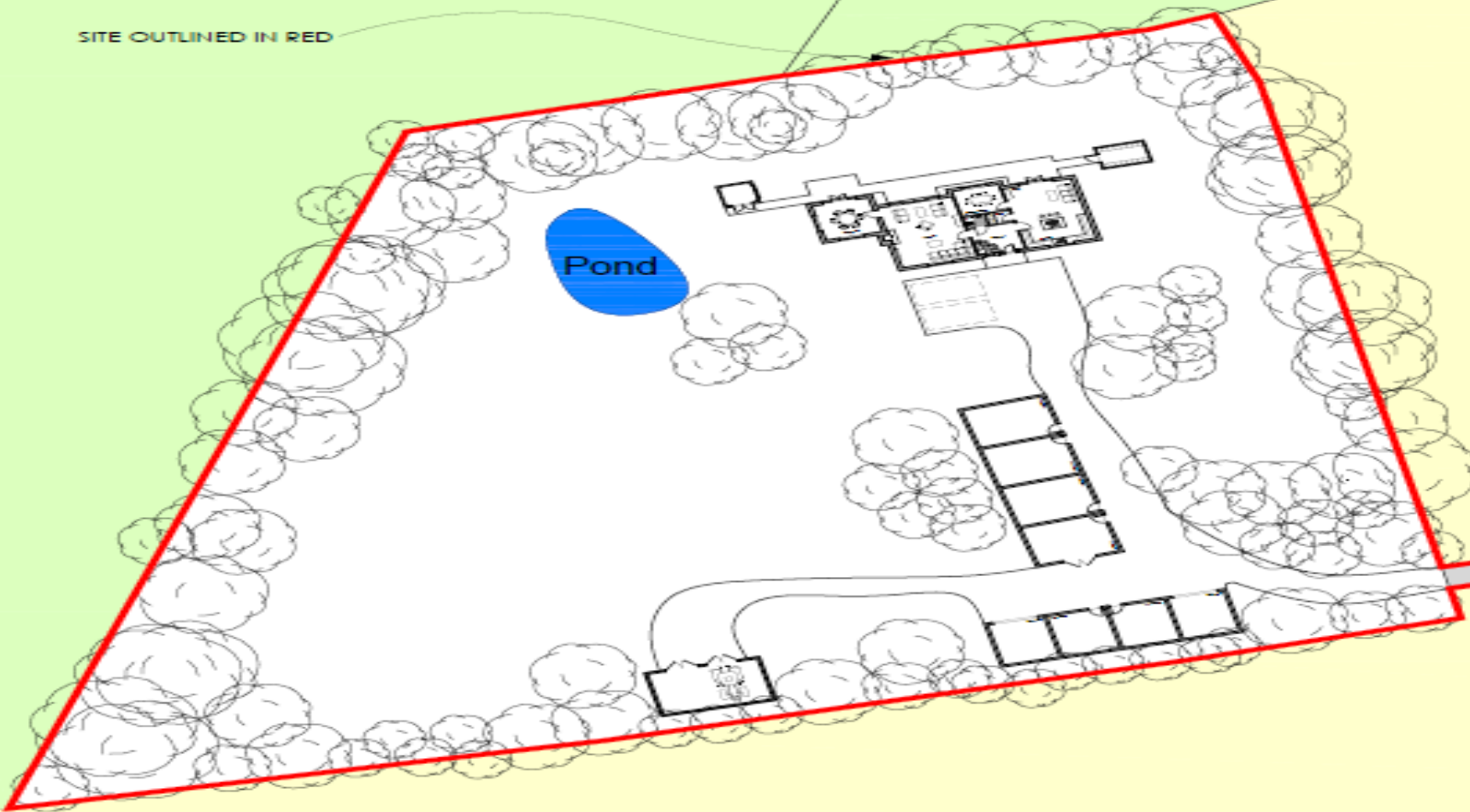


SITE OUTLINED IN RED



Owen
Isherwood
CHARTERED SURVEYORS

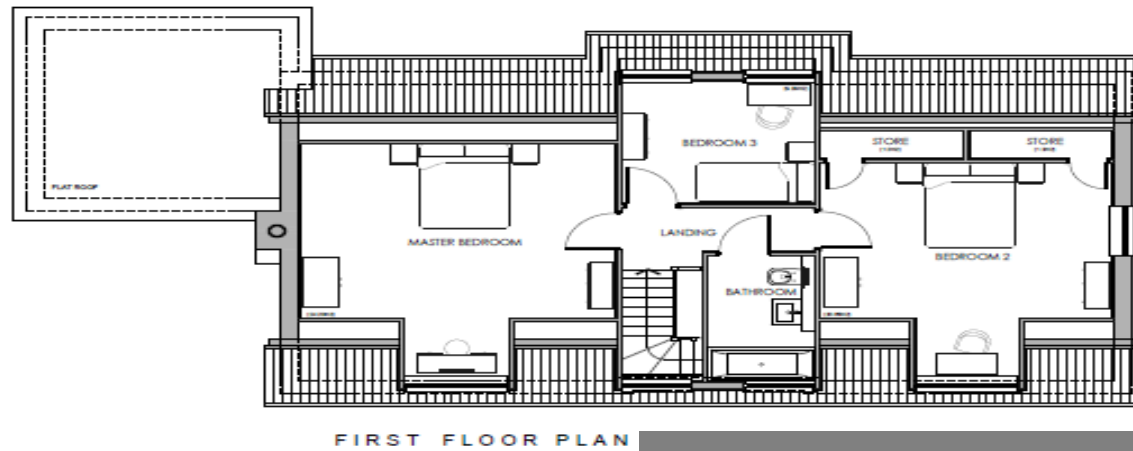
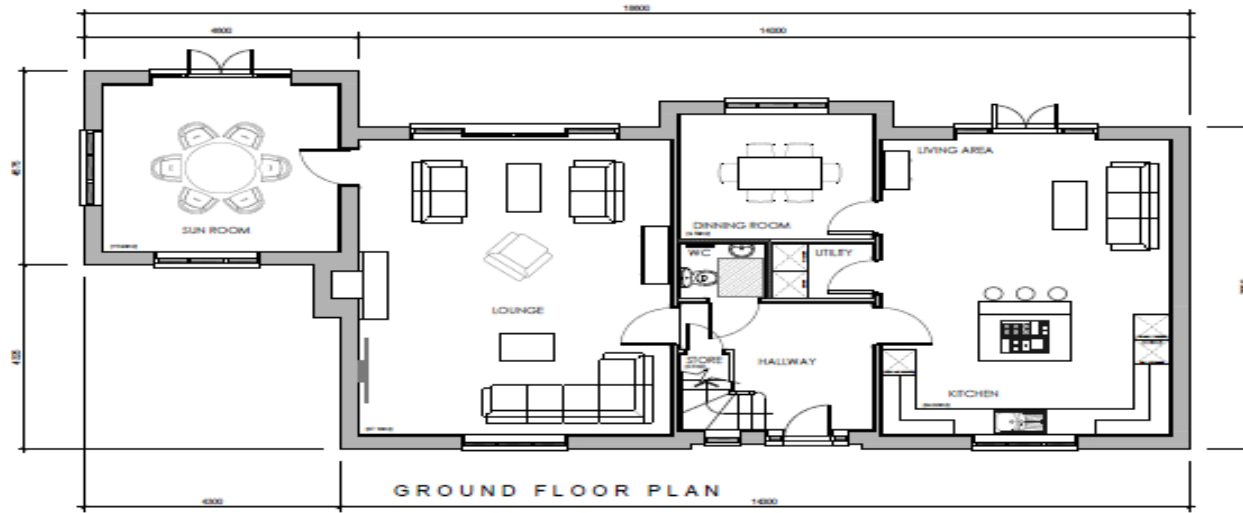
FOR SALE

FREEHOLD RESIDENTIAL
DEVELOPMENT OPPORTUNITY

Set on approx. 3.2 Acre Site.

THE FOLLY, WEST FLEXFORD LANE, WOOD STREET VILLAGE, GUILDFORD, SURREY GU3 3EB

PROPOSED REPLACEMENT DWELLING LAYOUT PLANS



- Set on approx. 3.2 Acre Site
- Prime Residential Development Opportunity
- Positive Pre-Application Received and available on request
- Planning Application Reference 21/P/1585
- Available on Subject to Planning or Unconditional Basis.
- Easy Access to A31 and close to Wanborough Station.
- Multiple Associated Outbuildings with Potential for further applications

KEY POINTS

- Freehold Residential Development Plot
- Excellent Rural Location
- Planning submitted for new dwelling & outbuildings
- Close to Guildford Town Centre & A31
- Wanborough Station within Walking Distance

LOCATION

A rarely available opportunity to purchase a Residential Development plot with planning consent for a new-build dwelling with associated outbuildings. The site is located just off West Flexford Lane, just to the East of Flexford and West of Guildford Town Centre. The A31 Hogsback is within a short distance offering quick links to Farnham, Farnborough, Godalming and Guildford. Wanborough Train Station is located less than 5 minutes drive from the subject property with onwards connections to London Waterloo and Portsmouth Harbour.

DESCRIPTION

The site was historically formed of a residential dwelling /farm that was destroyed by fire. Planning consent has been submitted for a replacement dwelling and outbuildings under application 21/P/1585. The plot sites within its own grounds and is served by shared access with the neighbouring dwelling from West Flexford Lane.

ACCOMMODATION

Dwelling	1,975 sq. ft.	183.49 sq. m.
Outbuildings B – F	2,831 sq. ft.	262.98 sq. m.
Total Built Site Area	4,806 sq. ft.	446.47 sq. m.

Approx. site area of 3.2 acres.

Further applications may be considered to consolidate the outbuildings and built footprint in order to split the plot into multiple dwellings.

TITLE

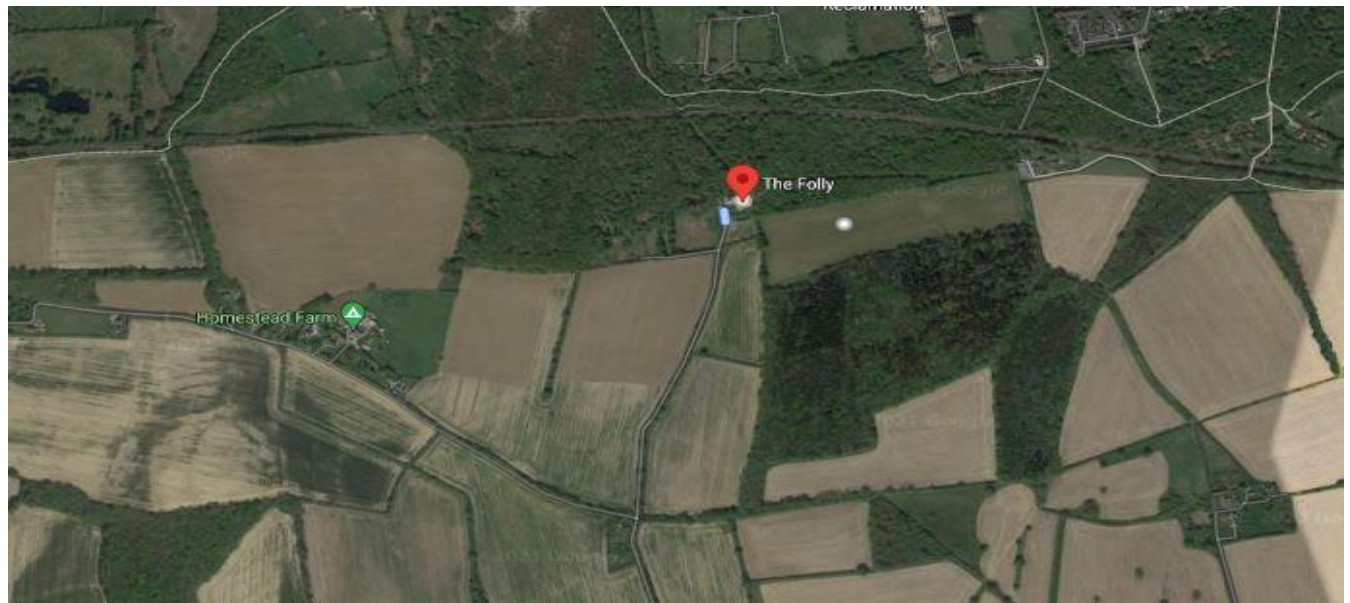
Title no. SY145068

GUIDE PRICE

Price on Application

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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