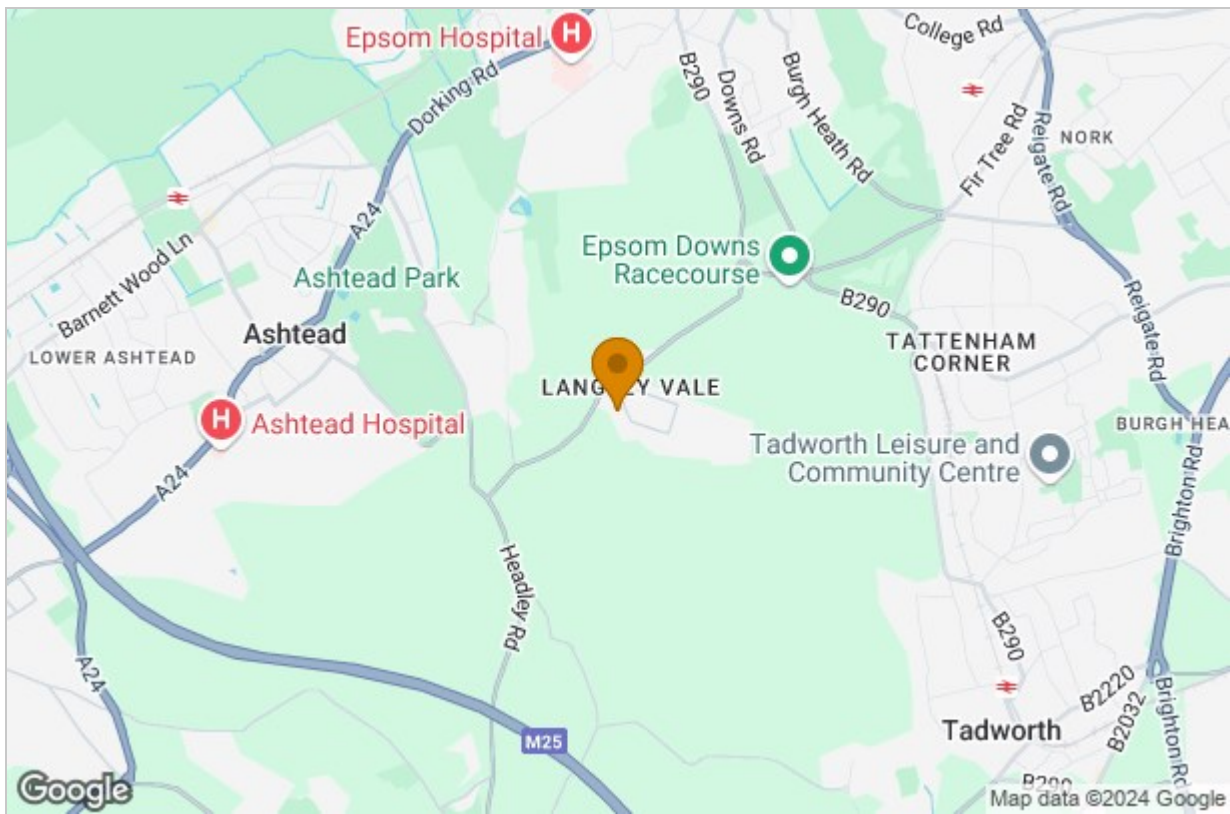




**Land to the side of 4 Millers Copse, Epsom, KT18 6HF**  
**Guide price £150,000**







- Plot for Sale
- Cul de Sac Location
- Subject to Usual Planning Consents
- Unconditional Offers Only
- Popular Epsom Downs Location



Opportunity to purchase this level side garden plot set in a cul de sac location on Epsom Downs, offering potential for a single new build residential dwelling, subject to all necessary planning consents.

We understand that connections for electric, gas, water & drainage can be accessed road side, enquiries need to be confirmed with the required service providers.

Our client is seeking interest from a proceedable buyer on an unconditional basis.

Buyers will need to satisfy themselves with all necessary consents.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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