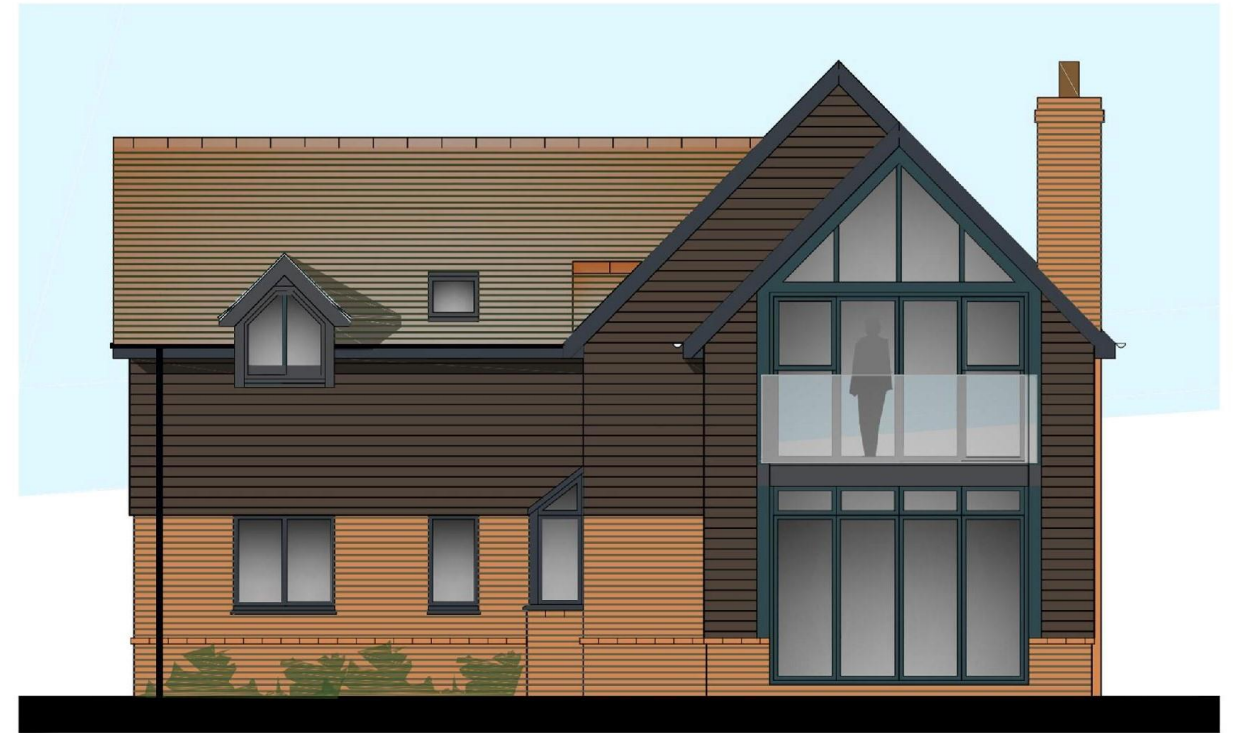




SOUTH EAST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

**Self-Build Opportunity**  
**Wanborough Lane, Cranleigh, GU6 7DS**  
**£475,000 Freehold**

**ROGER COUPE**  
LAND & NEW HOMES

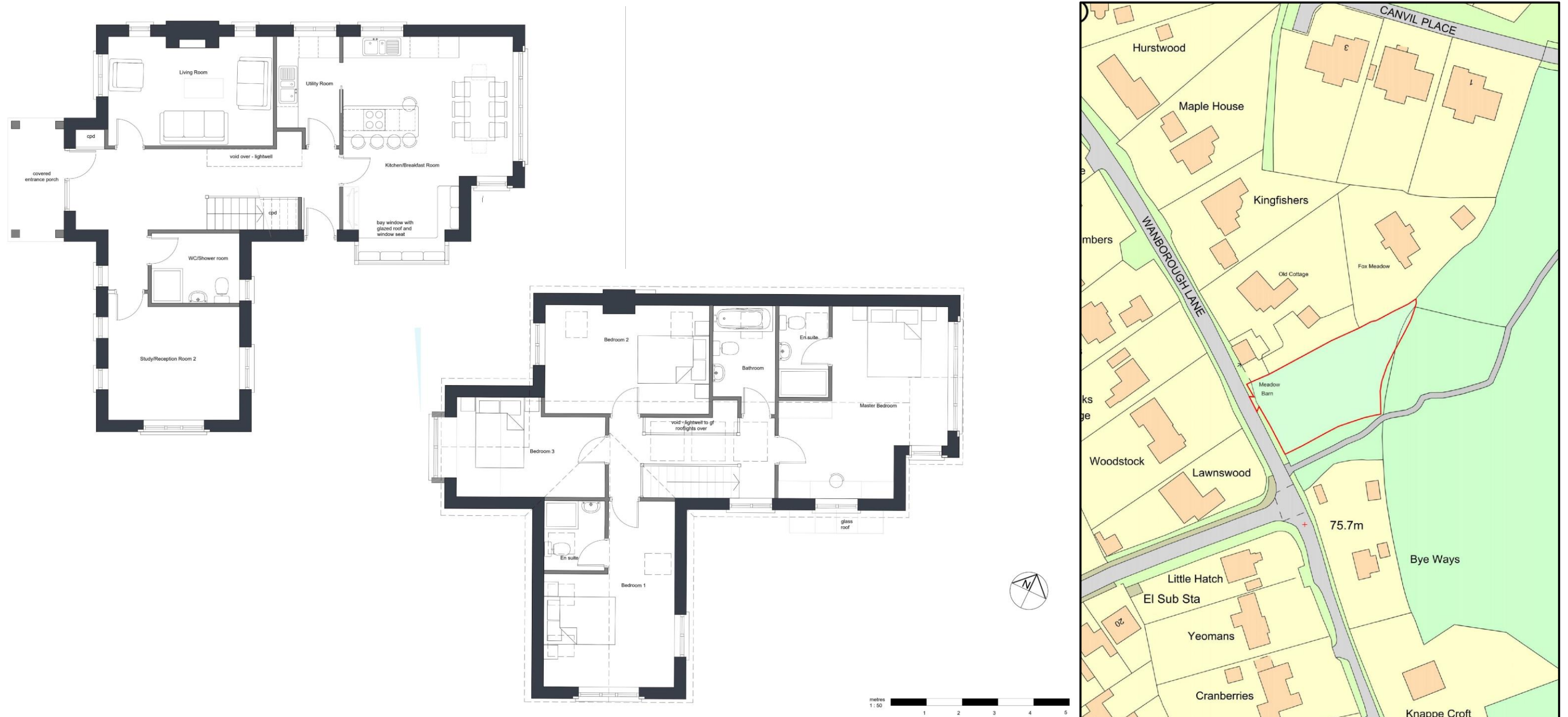
**\* RARE Self build opportunity \* Planning permission granted for individual detached home \***

**\* Approx 1/3 acre plot \* Approx house size 1800 sq ft \* 4 Bedrooms - 2 En-suite \***

**\* Open plan kitchen/dining/family room \* 2 further reception rooms \* Contemporary barn styling \***

**\*\* Rare opportunity \*\* We are pleased to offer for sale this building plot of approximately a third of an acre situated in an established residential lane on the edge of the village with planning permission to build a substantial detached 4 Bedroom home. Located in Wanborough Lane which is on the fringe of the village, adjoining woodlands and countryside and within a level walk to the High Street. The planning permission obtained is for a detached home comprising; Contemporary open plan kitchen/dining/family room with adjoining utility room, separate living room and an additional reception which could be used as a study or snug/play room. A downstairs shower room gives further versatility. Upstairs there are 4 Bedrooms, two bedrooms benefit from en-suite facilities and the family bathroom completes the accommodation.**

**Planning Ref No: WA/2022/00967 Planning conditions apply - see/ask for details held in the office. Viewings by appointment please.**



**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. Similarly sizes are approximate from the planning permission drawings.