



SELF BUILD OPPORTUNITY



NORTH EAST ELEVATION

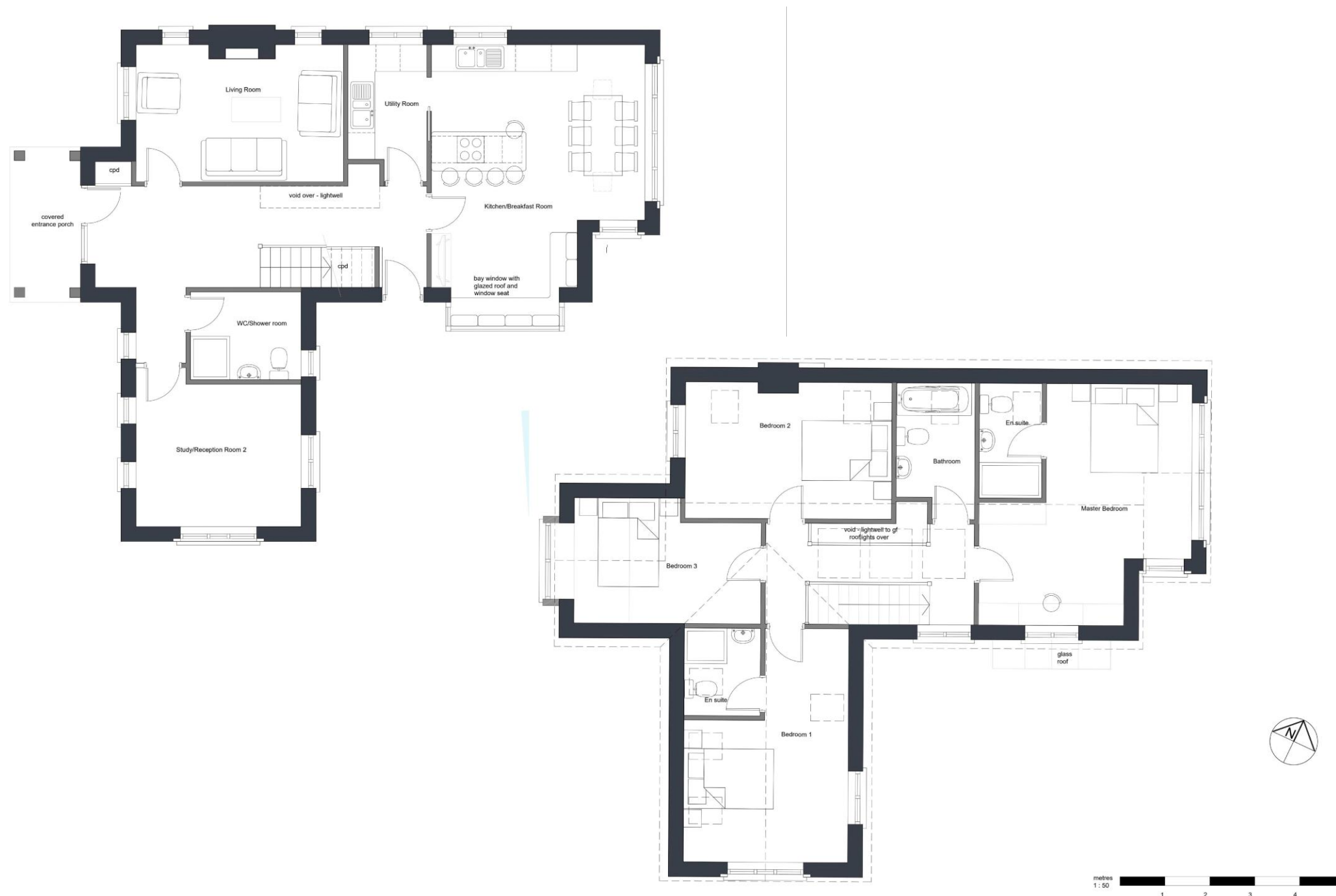
Self-Build Opportunity
Wanborough Lane, Cranleigh, GU6 7DS
Guide Price £385,000 Freehold

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.