



Land to the rear of Downhill, Downs Hill Road  
Epsom KT18 5HW

Guide Price £650,000

#### Proposal

Single plot with planning granted for a 2-bedroom two-storey property, incorporating a 1-bedroom annex and parking. The property also benefits from an indoor swimming pool. The site is approximately 0.23 acres and the property extends to 284 m<sup>2</sup>. Considerable work has been undertaken to keep the planning live which includes levelling the ground, tree protection and planning conditions.

#### Site

The proposed dwelling will be located to the rear of the donor property with access off Downs Hill Road, providing a high degree of seclusion and privacy.

#### Location

Downs Hill Road is one of the premier residential locations in Epsom which offers a good range of schools, shopping facilities and a mainline train station. Epsom is also well known for its racecourse.

#### Data Room

[Data and Terms of Business](#)