



Building Plot, Grange Road, Tilford, Surrey GU10 2DG
Guide Price £475,000 Freehold

CLARKE  GAMMON
WELLERS

LAND ADJACENT TO LITTLE POND COTTAGE
GRANGE ROAD FARNHAM SURREY GU10 2DG

Guide Price £475,000

Building plot	Approximately 0.55 acres
Single storey residence	Planning Permission granted
Rarely available	Three bedrooms



An exquisitely located building plot having consent (ref: WA/2020/0763) for a single storey dwelling of 1,800 sq ft (172.7 sq m) gross on approximately 0.55 acres.

THE PROPERTY

A highly unusual opportunity to acquire a large building plot of about 0.55 acres in a quietly tucked away country road.

Planning Permission has been granted (Waverley Borough Council ref: WA/2020/0763) to construct a bespoke architect designed three bedroom, two bathroom single storey property with gracious living space and a south facing rear garden.



FURTHER INFORMATION

The CIL payment has not been agreed with Waverley Borough Council, so offers are sought on a gross basis with the CIL to be deducted.

VIEWING

Unaccompanied viewings can be undertaken at your own risk.

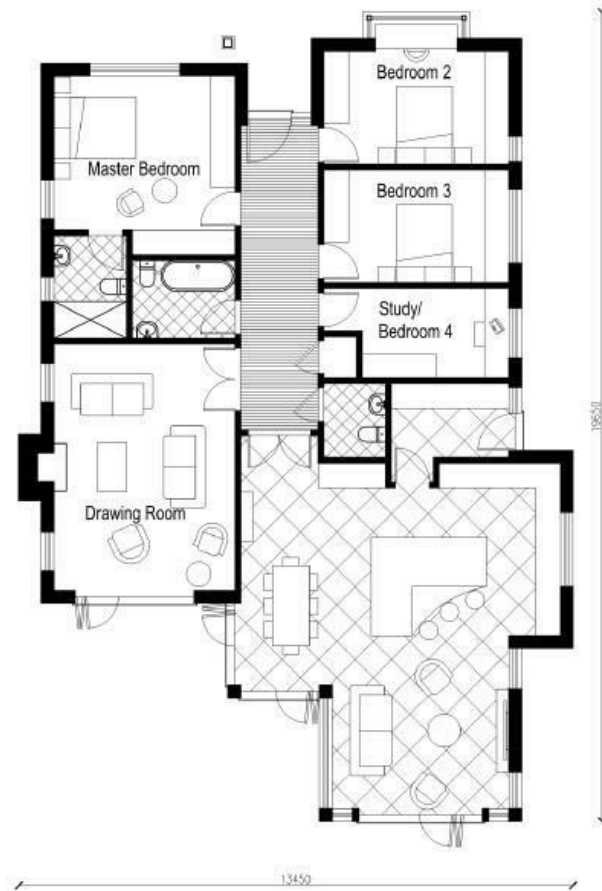


SITUATION

Tilford has an attractive village green, shop and two pubs. The village lies approximately four miles south east of the historic market town of Farnham and is surrounded by many miles of countryside and famous beauty spots including the Devil's Punchbowl and Gibbet Hill at Hindhead and Frensham Ponds. The Rural Life Living Museum provides a full range of exhibitions and activities throughout the year. Farnham provides a main line rail service into London Waterloo in around one hour and offers national chains and independent shops and boutiques, schools for all ages both state and private, a wide range of sport and recreation facilities and Farnham Maltings arts centre.

Local amenities in Churt 3 miles
 Local amenities in Beacon Hill 3.5 miles
 Hindhead 4 miles
 Farnham main line station 4 miles
 Farnham Town Centre 4.5 miles
 Guildford 14 miles.

All distances approximate



PROPOSED GROUND FLOOR PLAN

LOCAL AUTHORITY

Waverley Borough Council
Tel: 01483 523333

SERVICES

All main services are available in the road.

2nd December 2020 MPS/dr

CGW HASLEMERE OFFICE

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DIRECTIONS

From Haslemere take the A287 towards Hindhead. Upon reaching Hindhead bear left at the first roundabout and right at the second towards Farnham. Turn right after about 0.3 mile signed Tilford. Grange Road will be found on the left hand side after about 3.5 miles and the plot will be found after approximately 0.2 miles on the left immediately before Tilford Park Nursing Home.

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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