



**Building Plot - Jenkins Lodge, 2 Ashtrees, Cranleigh,  
GU6 8DD**

## JENKINS LODGE, 2 ASHTREES, CRANLEIGH, SURREY GU6 8DD

Planning permission for a  
two bedroom detached  
property

Quiet residential road

Off road parking

Self-build opportunity

Freehold

Planning reference:  
WA/2023/02618

Close to Cranleigh village  
centre

Private garden

Fenced plot



**A super building plot with  
planning consent for the erection  
of a single detached property,  
situated in a desirable residential  
location, close to Cranleigh  
Village centre.**

### THE PROPERTY

An opportunity to acquire a building plot with planning consent for the erection of a single detached property (WA/2023/02618). The plot itself measures approximately 0.08 acres and now benefits from planning permission for the erection of a detached two bedroom house spanning some 1235sqft with parking and a private garden.

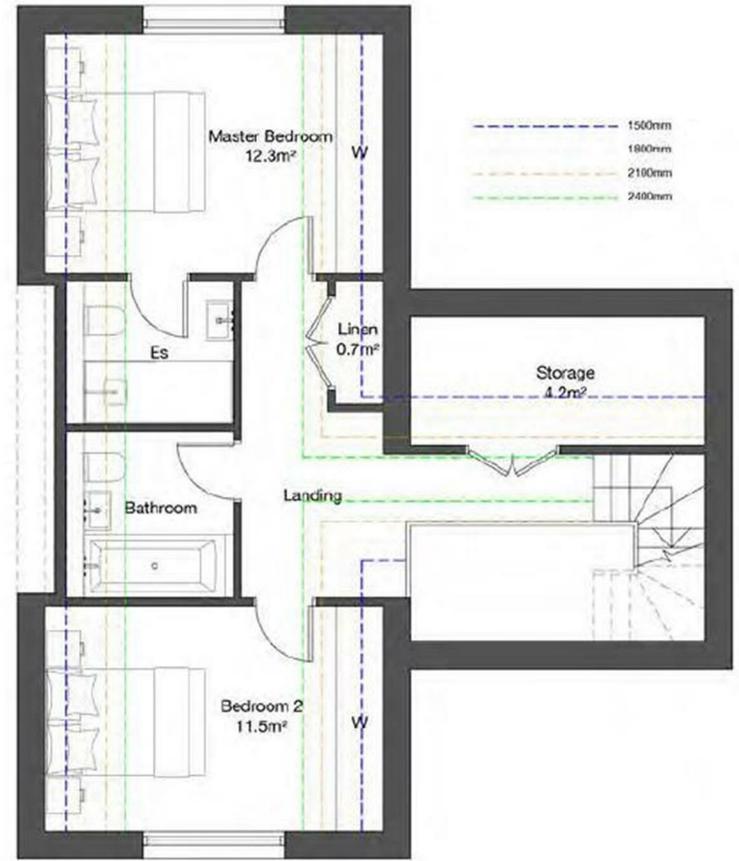
The plot lies to the rear of the a property known as Jenkins Barn and is accessed via Ashtrees, a quiet residential road, lying just outside the centre of Cranleigh Village. Cranleigh itself, offers a range of shops catering for most day to day needs as well as bars, cafes and restaurants, a Sports Centre, playing fields and schools for all age groups, and lies less than half a mile away.

A full planning pack is available from the agents.

# PROPOSED FLOORPLAN



**5** Ground Floor Plan  
 G.I.A - 60.2sqm. Total - 114.8sqm  
 Scale 1:100



**6** First Floor Plan  
 G.I.A - 54.6sqm  
 Scale 1:100

# SITE PLAN



## CG GUILDFORD OFFICE

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27th March 2024

## 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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