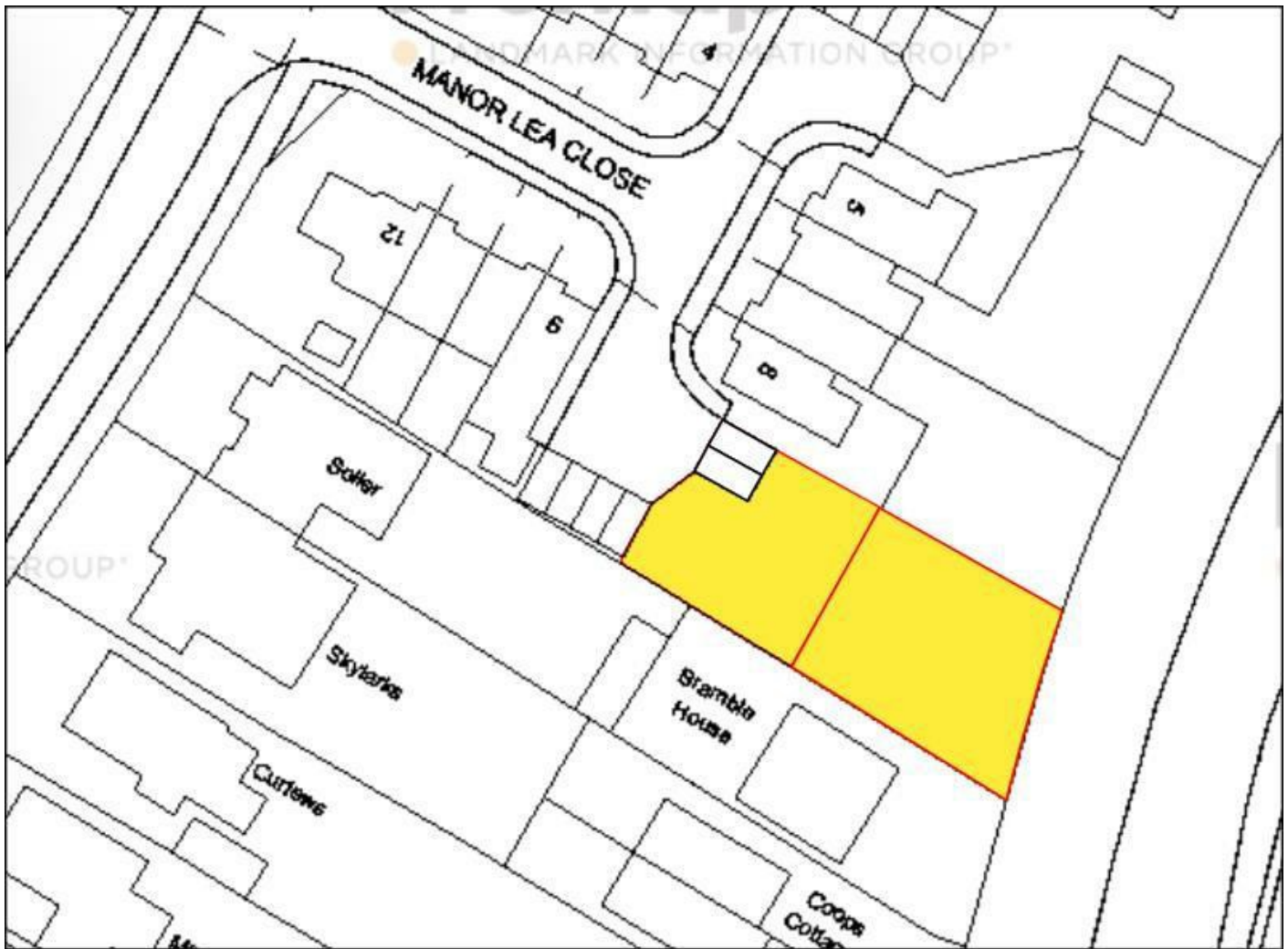




**LAND AT MANOR LEA CLOSE, MILFORD, GODALMING, SURREY, GU8 5EH**  
**PRICE GUIDE £500,000 FREEHOLD**

- APPROXIMATELY 0.12 ACRES
- ACCESS FROM MANOR LEA CLOSE
- AVAILABLE UNCONDITIONAL OR SUBJECT TO PLANNING
- TITLE NUMBERS: SY907579 & SY825139
- CLEARED PARCEL OF LAND
- POTENTIAL TO BUILD 2 DETACHED HOUSES OR 1 LARGER DETACHED HOUSE WITH THE REQUISITE PARKING AND AMENITY SPACE
- FREEHOLD
- LOCAL AUTHORITY: WAVERLEY BOROUGH COUNCIL



## THE PROPERTY

An opportunity to acquire a level parcel of cleared land extending to approximately 0.12 acres, being former garden land, with potential for residential development, subject to the necessary planning consents.

The site comprises a level area of cleared land, formerly forming part of adjoining gardens, extending to approximately 0.12 acres. The land benefits from access from Portsmouth Road and is considered to offer potential for residential development, subject to planning. It may be of interest to builders, developers, investors and owner occupiers seeking a self-build or bespoke residential opportunity.

It is believed that the site may be capable of accommodating either two smaller detached dwellings, potentially arranged as 2 x three bedroom houses with parking and private gardens, or alternatively one larger four/five bedroom detached house. No formal planning discussions have yet taken place with Waverley Borough Council and prospective purchasers should make their own enquiries in respect of planning potential, access, services and any proposed scheme.

The land is available either on an unconditional basis or subject to the purchaser obtaining planning consent, by negotiation.

The land is registered under title numbers SY907579 and SY825139.

## SITUATION

Manor Lea Close is a residential cul-de-sac situated in the popular Surrey village of Milford, within the borough of Waverley. The village offers a good range of day-to-day amenities, including local shops, cafés, public houses, schools and community facilities, while nearby Godalming provides a broader selection of shopping, leisure and recreational amenities. Milford station offers rail services on the Portsmouth Direct Line, with connections towards Guildford and London Waterloo, and the nearby A3 provides convenient road access north towards Guildford and London, and south towards Petersfield and the south coast. The surrounding area is well known for its access to countryside, including the Surrey Hills, Winkworth Arboretum, Thursley Common and the wider network of local footpaths and bridleways.

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