BUILDING PLOT AT NEW WAY

GODALMING, GU7 2JH

MAYFAIR OFFICE GROUP

CLARKE GAMMON WELLERS

Building Plot at New Way, Godalming

Guide Price - Offers invited in the region of £175,000

For the Freehold with vacant possession

An opportunity to acquire a sought after Building Plot to build a 2 bedroom bungalow in a tucked away location within an easy walk of both the main line railway station and Godalming town centre.

CLARKE GAMMON WELLERS, GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T 01483 880900

E guildford.sales@clarkegammon.col.uk

LOCAL AUTHORITY— Waverley Borough Council

The Burys, Godalming, GU7 1HR

01483 523333

SITUATION

The property is located towards the end of a private no-through road being flanked by the railway line to one side and a narrow track which services two other properties along the road., with footpaths leading directly to the town centre and main line railway station at the end of the road. Godalming town benefits from a range of shops catering for most day to day needs as well as a fast and frequent main line railway station serving London (Waterloo) in approximately 45 minutes.

DESCRIPTION

The land comprises a relatively flat irregular shaped piece of land upon which planning consent has been granted by Waverley Borough Council under Planning Ref. No. WA/2016/0553 until 16.05.2019

PLANNING

Various conditions have already been discharged relating to the planning consent, namely Conditions 1, 2, 5 and 6. This application was for the erection of a detached dwelling with associated parking following demolition of the outbuildings and the re-siting of the existing garage.

SERVICES

We understand mains water, electricity and drainage are connected to nearby properties and therefore should be available in the nearby vicinity, although prospective purchasers should make their own enquiries regarding all utility connections.

TENURE AND POSSESSION

The property is offered freehold with vacant possession.

PLANS, AREAS AND SCHEDULES

These are provided for reference purposes only. No warranty for accuracy can be given.

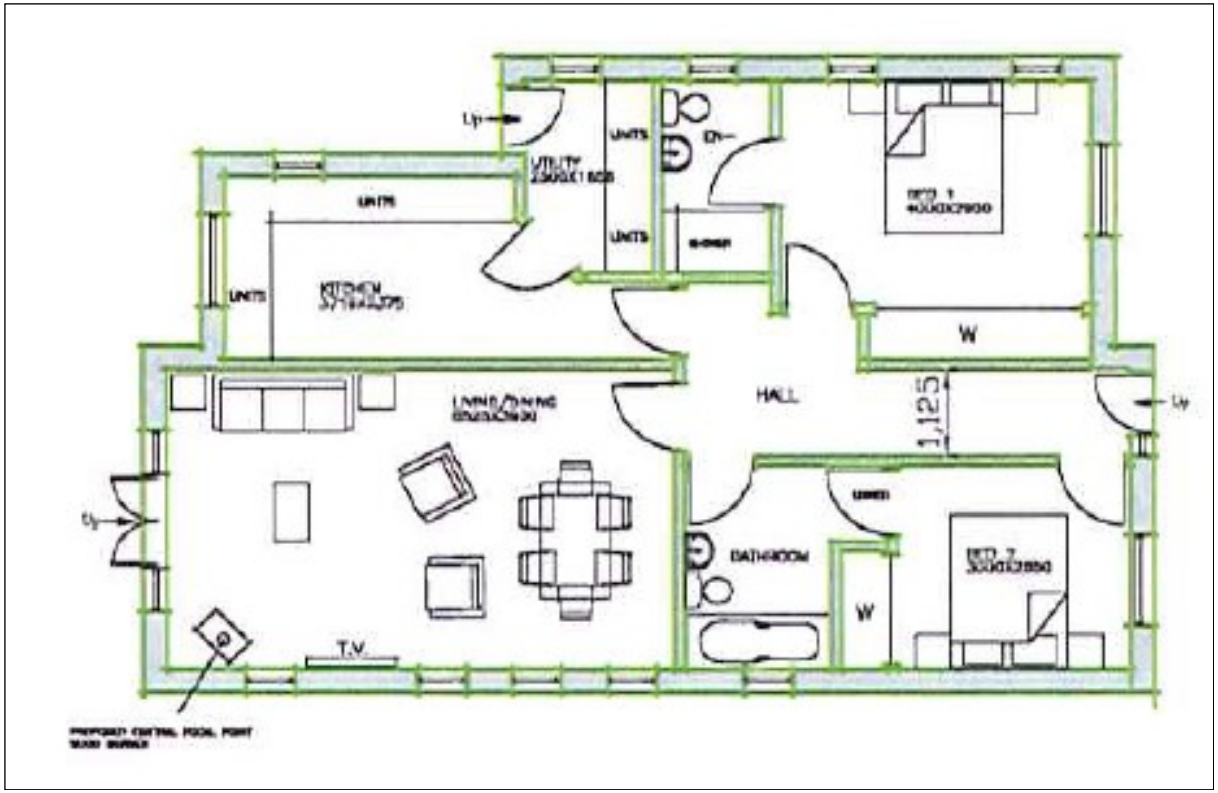
BOUNDARIES

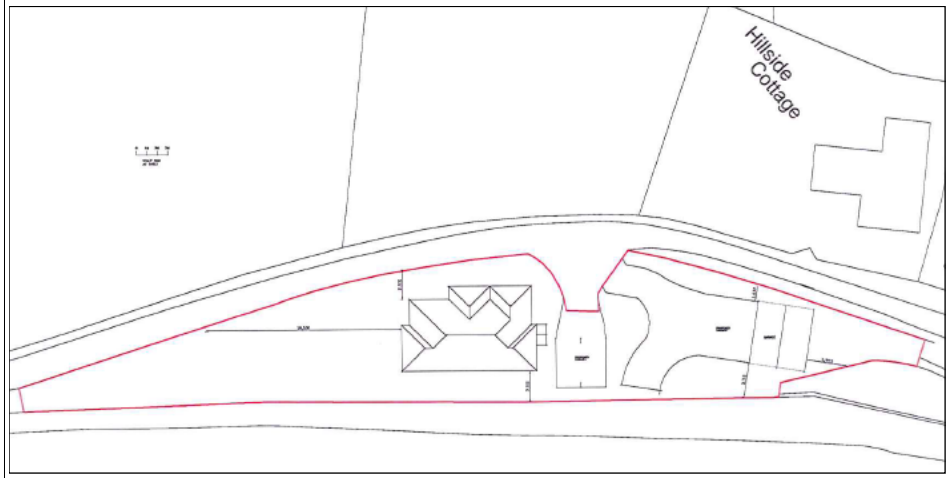
The vendor and the vendor's agents will do their best to specify the ownership boundaries, hedges, fencing, ditches, but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

VIEWING Strictly by prior appointment with the agents. Tel. 01483 880900.

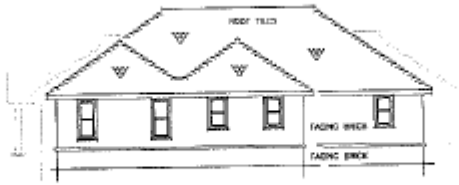
It should be noted that New Way is a narrow single lane track and caution should be taken when visiting the property.

Consented plans under Ref. No. WA/2016/0553 for the proposed new property



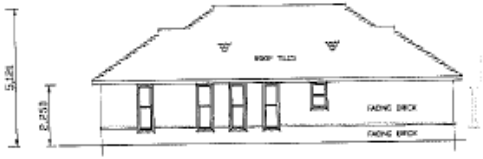


FRONT ELEVATION

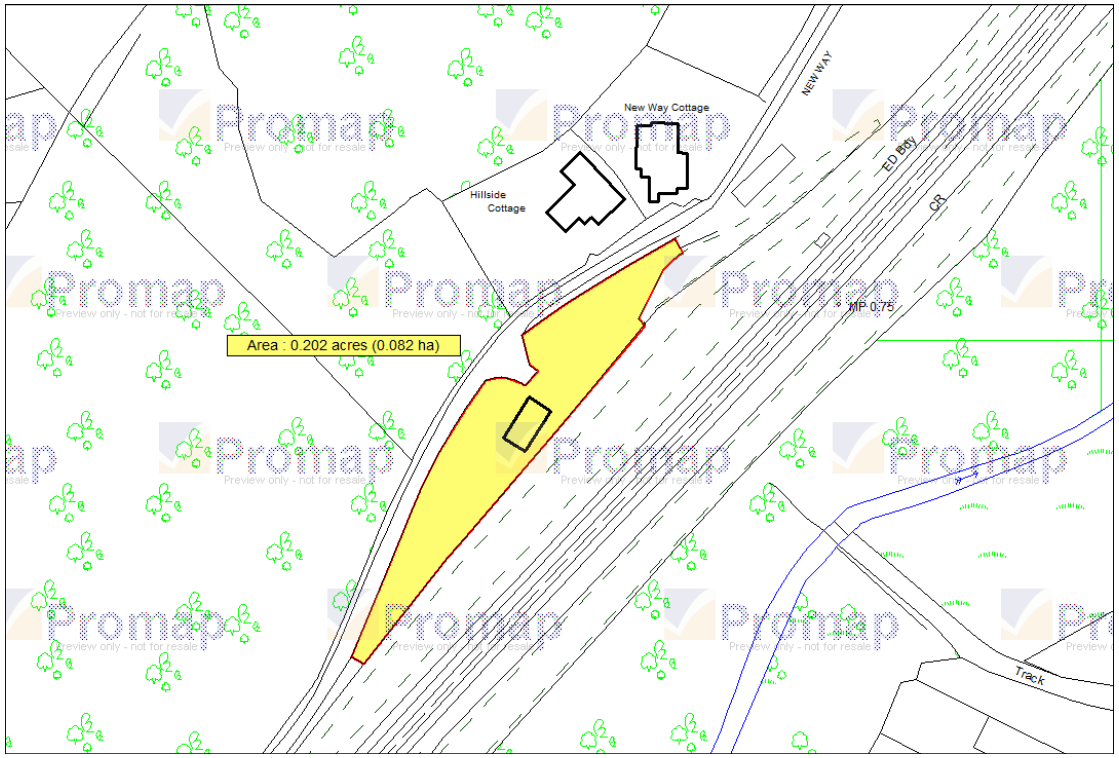


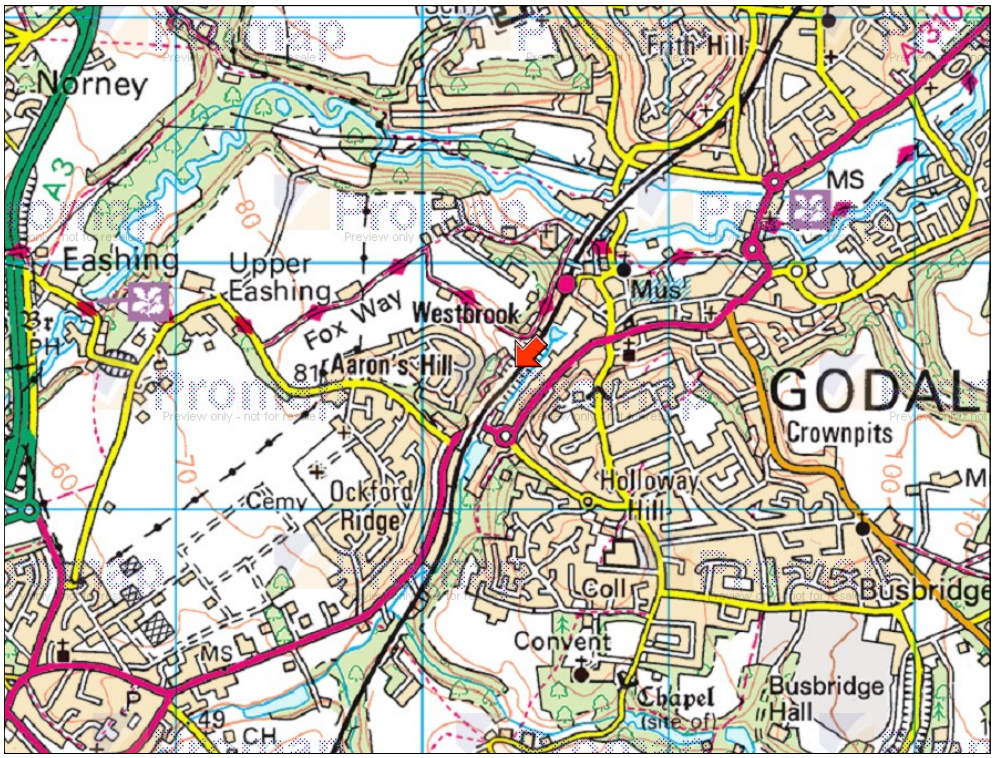
SIDE (NEW WAY) ELEVATION

REAR ELEVATION



SIDE ELEVATION





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DIRECTIONS

Leave Godalming on the A3100 Portsmouth Road towards Milford. At the roundabout by the Inn on the Lake, take the second exit and then turn sharp right immediately before the railway bridge into New Way. The plot is on the right at the end of the lane.

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.