



Furzedown

The Ride, Loxwood, West Sussex RH14 0TH



Furzedown, The Ride, Loxwood

Guide Price—**Offers invited** for the entire site

Plot 1—new chalet bungalow

Plot 2—existing two bedroom bungalow for refurbishment or replacement with a 4 bed detached house

A rare opportunity to acquire a building plot with planning consent to build two new detached houses on the site, or to retain the existing property, refurbish and extend it and build a new house in the gardens, available as a whole or in two separate Lots.

For sale by private treaty

CONTACT

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LOCAL AUTHORITY

Chichester District Council, East Palant House, Chichester, West Sussex PO19 1TY

Tel. 01243 534734.

LOCATION

The property is situated in a popular residential road in the village of Ifold which has a local shop catering for most day to day needs, and the larger villages of Loxwood and Cranleigh being 2 and 8 miles distant. The main town of Horsham with its extensive shopping facilities and main line railway station is only 13 miles away and provides a fast and frequent service into London, Victoria in 53 minutes.

DESCRIPTION

Furzedown comprises a detached two bedroom bungalow together with a detached garage set on a plot of just over half an acre (0.25 ha).

Planning consent has now been obtained for the demolition of the existing property and replacement with two detached dwellings comprising one chalet bungalow and a two storey house with the plot being split in half.

Plot 1—Chalet bungalow of 164m² plus garage

Plot 2—New house of 124m² plus attached garage

PLANNING

Chichester District Council consented application no. PS/15/02639/FUL on the 27th October 2015.

Plans for existing and consented, promap and site plan, location plan.

TENURE AND POSSESSION

The land is offered freehold with vacant possession upon completion.

WAYLEAVES, EASEMENTS, COVENANTS AND RIGHT OF WAY

The property is sold subject to and with the benefits of all existing wayleaves, easements, covenants and rights of way whether mentioned or not in these particulars.

PLANS, AREAS AND SCHEDULES

These are based upon the Ordnance Survey plan and are provided for reference purposes only.

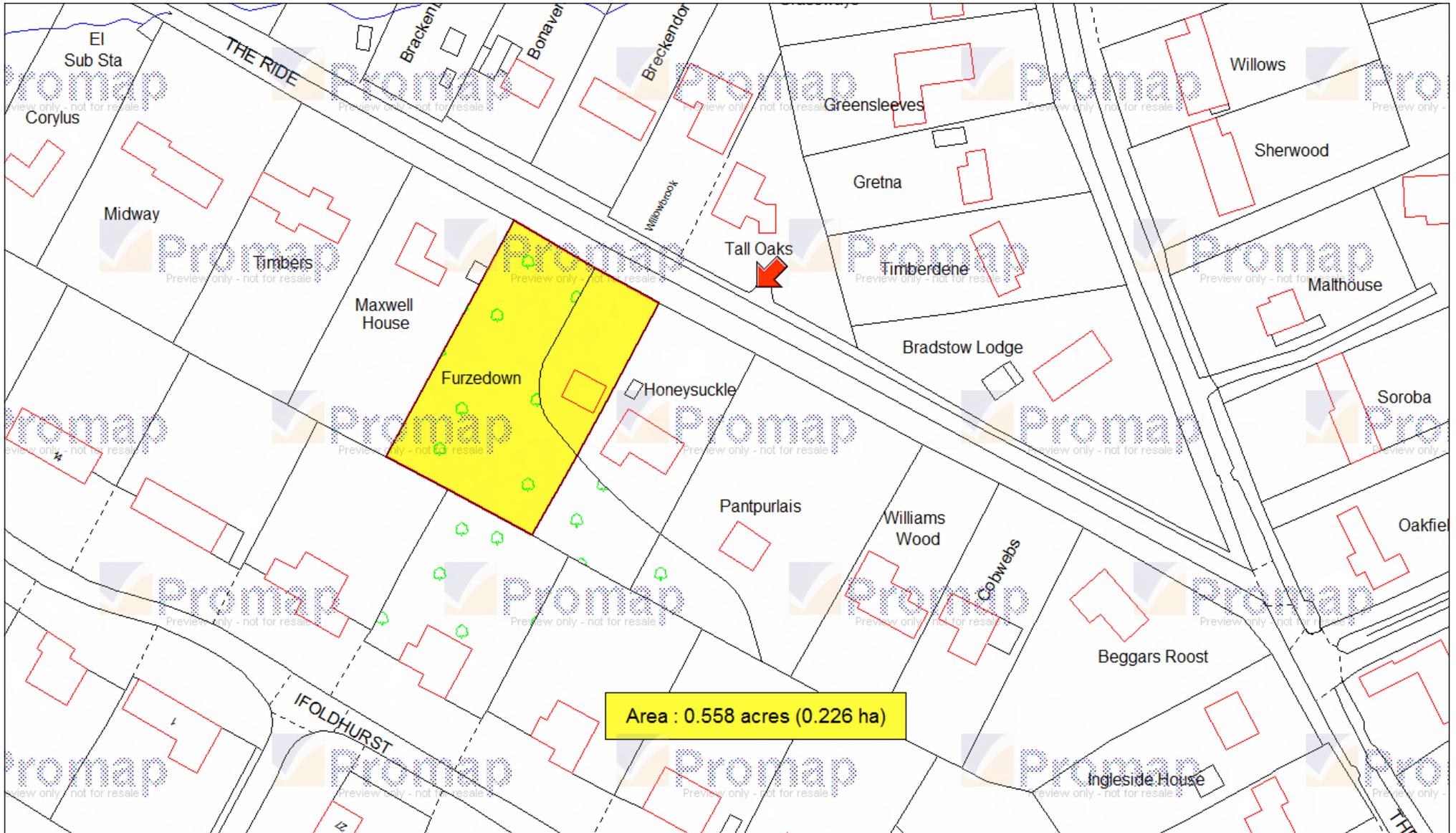
No warranty for accuracy can be given.

BOUNDARIES

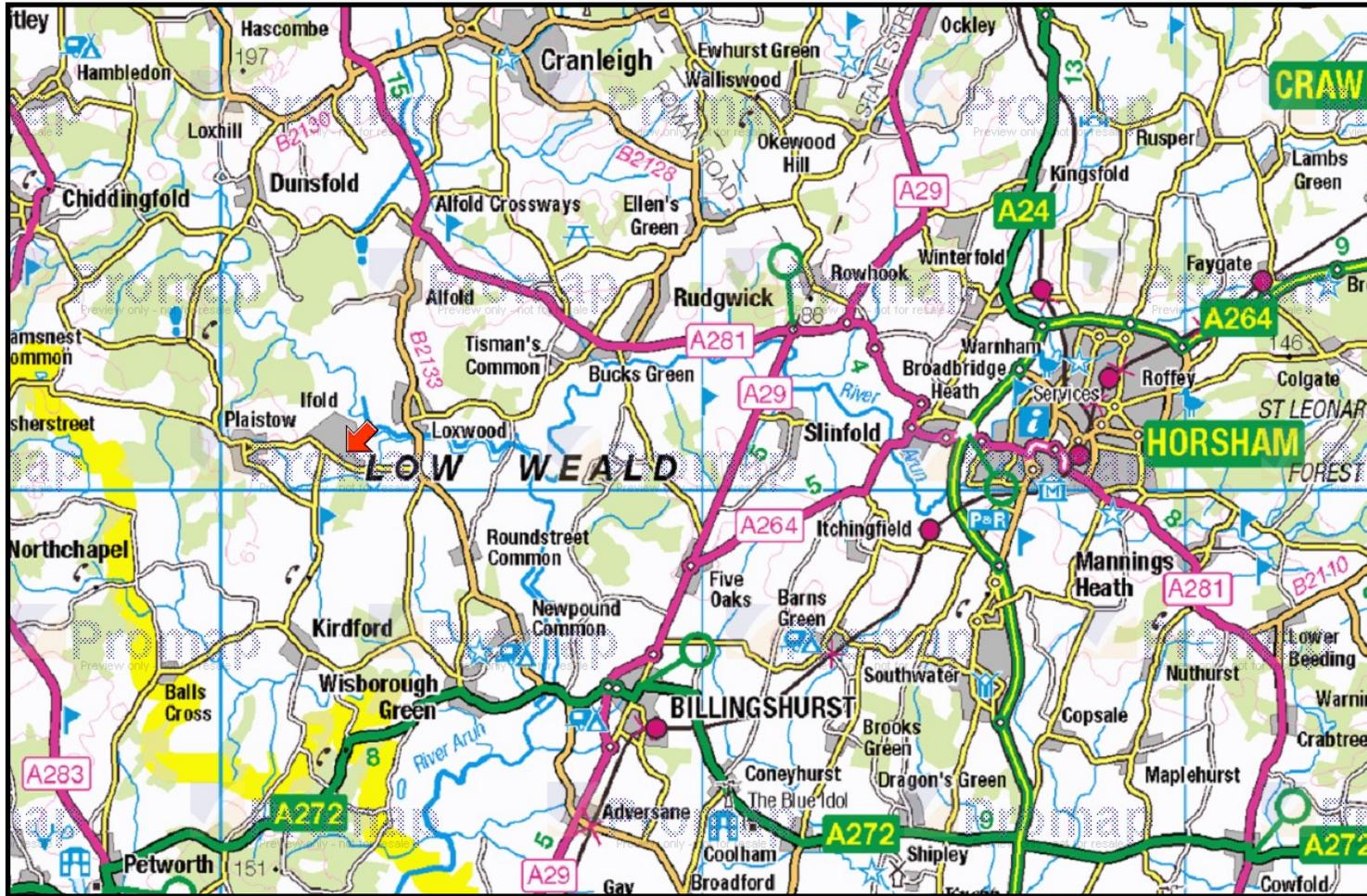
The vendor and the vendor's agents will do their best to specify the ownership boundaries, hedges, fencing, ditches, but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

VIEWINGS

Strictly by prior appointment with the sole agents, Clarke Gammon Wellers.



For identification purposes only



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.

DIRECTIONS

Take A281 out of Guildford towards Horsham. Turn right at the Alfold Crossways onto B2133 Loxwood Road. Proceed through the villages of Alfold and Loxwood, and over the river bridge, turn right onto Plaistow Road. After about 1/2 a mile turn right onto The Drive and The Ride is the first turning on the left, and Furzedown is the 6th house on the left.

GUILDFORD OFFICE

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MAYFAIR OFFICE
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AUCTION ROOMS
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