



# Building Plot for Sale

Manor Lea Road, Milford, Godalming GU8 5EF



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**CODE 5026**



# Building Plot for Sale

Manor Lea Road, Milford, Godalming, GU8 5EF

Bruton Knowles, 2 Paris Parkland, Railton Road,  
Guildford GU2 9JX  
Suki.Kaur@brutonknowles.co.uk  
07712868801

**Asking Price O.I.E.O £275,000 Freehold**

## LOCATION

Milford is located to the south of Godalming and to the east of the main A3 London to Portsmouth Road. Manor Lea Road is situated between the A3 and the A283, in a attractive residential area to the north west of the village centre. Milford mainline station is less than 1.5 miles distant providing services to London Waterloo in approximately 50 minutes.

## DESCRIPTION

A single rectangular building plot with the benefit of planning permission for a two bedroom detached chalet bungalow, to be accessed via Manor Lea Road. The plot extends to just under 0.1 acre.

## PLANNING

Permission was granted (with 13 conditions) in March 2020 (reference WA/2019/2040) for the construction of a two bedroom chalet bungalow with off street parking for two cars. The consented property has a Gross Internal Area in excess of 1,500 square feet to include areas at first floor under 1.5m headroom.

There is a Community Infrastructure Levy (CIL) Liability Notice dated 10 March 2020 stating that the development attracts CIL in the sum of £66,145.82. We understand that a Self-Build Exemption may be available but interested parties should make their own enquiries. Any application for Self-Build Exemption must be granted prior to commencement of development.

Interested parties should make their own enquiries of Waverley Borough Council in relation all planning matters.

## PROPOSED ACCOMMODATION

Floor plans attached to the planning consent suggest a floorplate of 12.6 m x 8 m measured on a Gross External Area basis together with additional accommodation at first floor within the eaves.

We estimate the total Gross Internal Area to be some 140 sq m (1,507 sq ft) making this a very large two bedroom property. Interested parties should however satisfy themselves with regard to floor areas particularly at first floor level.

## TENURE

The plot is being sold Freehold with vacant possession. A Report on Title is available as part of the Technical Pack, which includes a Defective Title Indemnity insurance policy with an excess.

## SERVICES

A Utilities Report is to follow.

## TECHNICAL PACK

Please contact the marketing agents at [julie.mills@brutonknowles.co.uk](mailto:julie.mills@brutonknowles.co.uk) (01483 238380) for access to an online Technical Pack to include approved plans, Design and Access Statement, Report on Title and Decision Notice.

## VAT

We understand that the property is not registered for VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

The full extent of the plot can be viewed from Manor Lea Road. Access to the site is strictly at your own risk. Please be considerate of neighbouring properties.

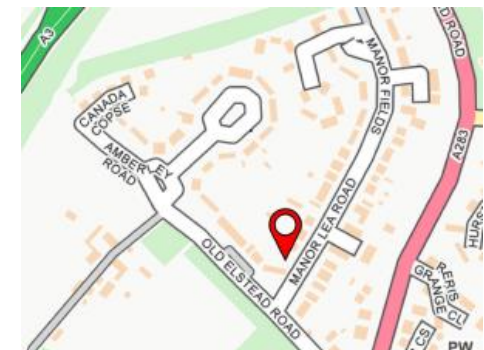
## TERMS

Unconditional offers for the freehold are invited. A bid date shall be communicated to all interested parties who have registered for access to the Technical Pack

Guidance for bidders is contained within a Financial Proposal Form within the Technical Pack. Offers should be submitted strictly in accordance with the Financial Proposal Form.

## DIRECTIONS

Postcode GU8 5EF will take you to the plot which is situated between number 2 Old Elstead Road and the house known as Trellis on Manor Lea Road. It is located to the rear of 1, 2 & 3 Old Elstead Road and fronts Manor Lea Road. A Bruton Knowles marketing board will designate the plot of land.



Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

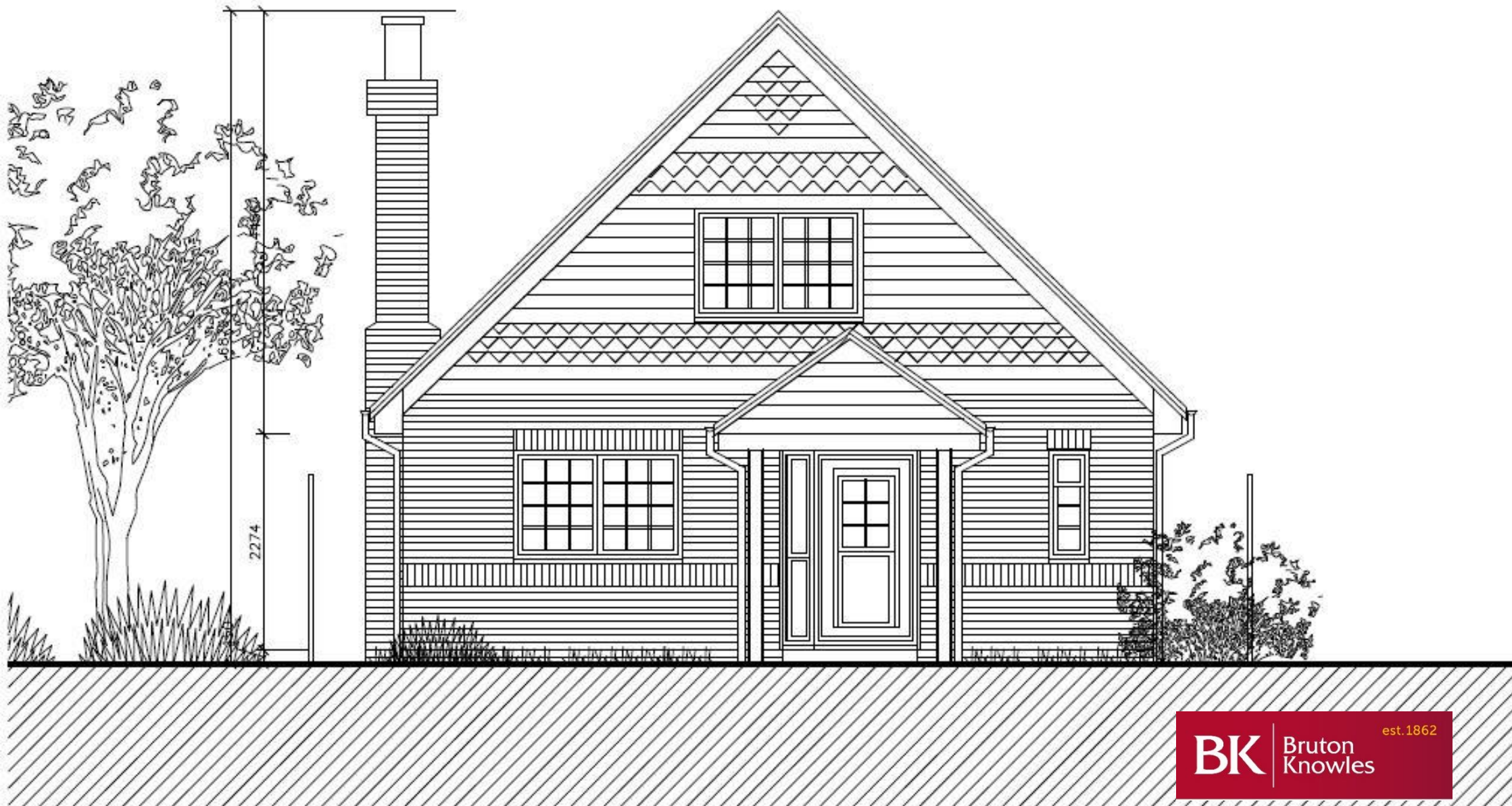
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Ben Kirby 01483 238390

ben.kirby@brutonknowles.co.uk



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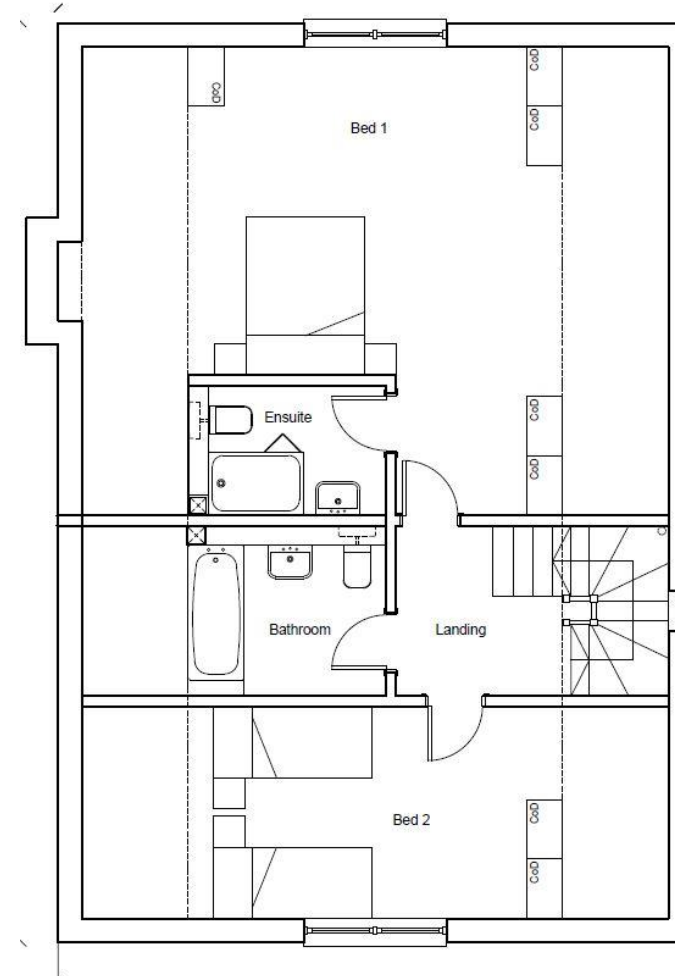
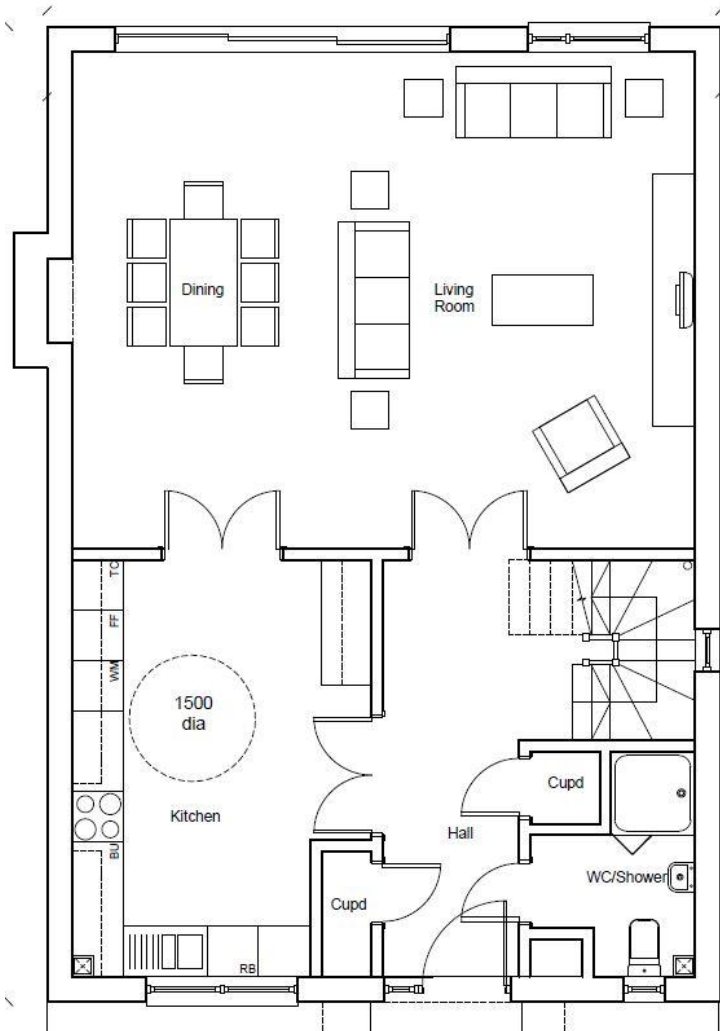
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## Regulatory

Customer Due Diligence Checks: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee or certified copies to be provided

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