



Land at Green Lane, Dockenfield, Farnham
Price Guide £120,000 Freehold

CLARKE  GAMMON

Land South of Goose Cottage

GREEN LANE DOCKENFIELD FARNHAM GU10 4JD

Price Guide £120,000 Freehold

Planning ref: WA/2021/01853 – WA/2022/02045 – WA/2023/02444

A small parcel of interesting investment land with a 21.87 metre frontage. In total 0.173 acres.

A nice level plot with mains water and sewerage connected to the site. Access is off Green Lane. The plot is fenced on all sides. It is an ideal tucked away location with immense potential.

A significant planning history applies to this land and it has recently had an appeal refused for a caravan pitch. However, with changing policies and pressure on housing, we consider the land will at some stage have potential for residential development subject to the necessary consents.

Viewings can be undertaken at any time at interested parties leisure.

Please direct all enquiries to Mark Steward at Clarke Gammon

mark.steward@clarkegammon.co.uk. tel: 01428 664800.

- **Investment land with 21.87 metre frontage**
- **level plot**
- **mains sewerage connected to site**
- **electricity in road**
- **total of 0.173 acres**
- **mains water connected to site**
- **popular location**
- **amenity land for variety of uses for leisure and recreational**

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Local Authority: Waverley Borough Council
Services: mains water, mains sewerage









SITUATION

Dockenfield is a delightful Surrey village on the fringes of the popular market town of Farnham. It is a peaceful and tranquil location with very few properties and well-known as a quintessential Surrey village. Whilst offering a peaceful countryside setting, Dockenfield is just a few miles from comprehensive amenities, shopping, and a main line train station in Farnham with regular services to London Waterloo.



DIRECTIONS

The land is 17 minutes drive from Farnham. Head West on A287. Follow A325 to Green Lane.
The land can be found at the third site on the left hand side with a visible For Sale board.

Farnham: 5.4 miles
Haslemere: 10.5 miles
Guildford: 16 miles
Farnham to Waterloo: 1 hour



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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