



Building Plot at Holt Farm House, Old Lane, Dockenfield, Farnham, Surrey. GU10 4HG.  
Offers Over £400,000

**keats**fearn



## Description

Freehold Countryside Development Opportunity – With Huge Potential

### Highlights

\* Planning Approved for a One-Bedroom Stable Conversion \* Full of Character & Charm \* Sought-After Dockenfield Village Setting \* Just Minutes from Farnham & Guildford \* Excellent Transport Connections to London & Airports \* Thriving Village Community with Pub, Clubs & Events \* Current Size: c.634 sqft | Advised by MCA Architects in Farnham, potential to currently (Sept 2025) to increase to 2,192 and current CIL liability of circa £30,000.

### The Opportunity

This is a truly rare chance to craft a unique countryside retreat in one of Surrey's most desirable villages. Set within approx. 0.19 acres, planning permission (Ref: WA/2023/02489) has already been granted to transform a character stable into a stylish one-bedroom home (c.634 sqft), complete with open-plan living, a study, bathroom and cloakroom. Importantly, permitted development rights remain, currently offering exceptional scope to extend further to create a much larger residence of up to c.2,192 sqft (subject to consents). Whether you're seeking an idyllic one-bedroom bolthole or envisioning something more ambitious, this site provides both flexibility and charm.

### The Location

Dockenfield is a picture-perfect Surrey village, known for its welcoming community, pub, church and regular events. Everyday essentials can be found in nearby Frensham (shop, post office and the renowned Holly Bush pub), while the vibrant Georgian market town of Farnham is just six miles away, offering boutique shopping, fine dining and cultural experiences. Outdoor enthusiasts are spoilt for choice with Alice Holt Forest, Frensham Ponds and Bourne Woods all nearby – perfect for walking, cycling, sailing and riding. There are also numerous golf and tennis clubs within easy reach. For commuters, Farnham station provides fast services into London Waterloo in under an hour, while the A3, M3 and airports are all easily accessible.

### Additional Notes

Planning Reference WA/2022/02347 has also been granted for the creation of two striking dwellings to the east of the property, adding further appeal to this evolving setting.

## Directions

SAT NAV - GU10 4HG

## Local Authority

Waverley

Band G



Proposed Site Plan – Edged in blue. Not to scale.

For Identification purposes only and final plan to be agreed and supplied by sellers solicitor.



15 Downing Street , Farnham, Surrey, GU9 7PB

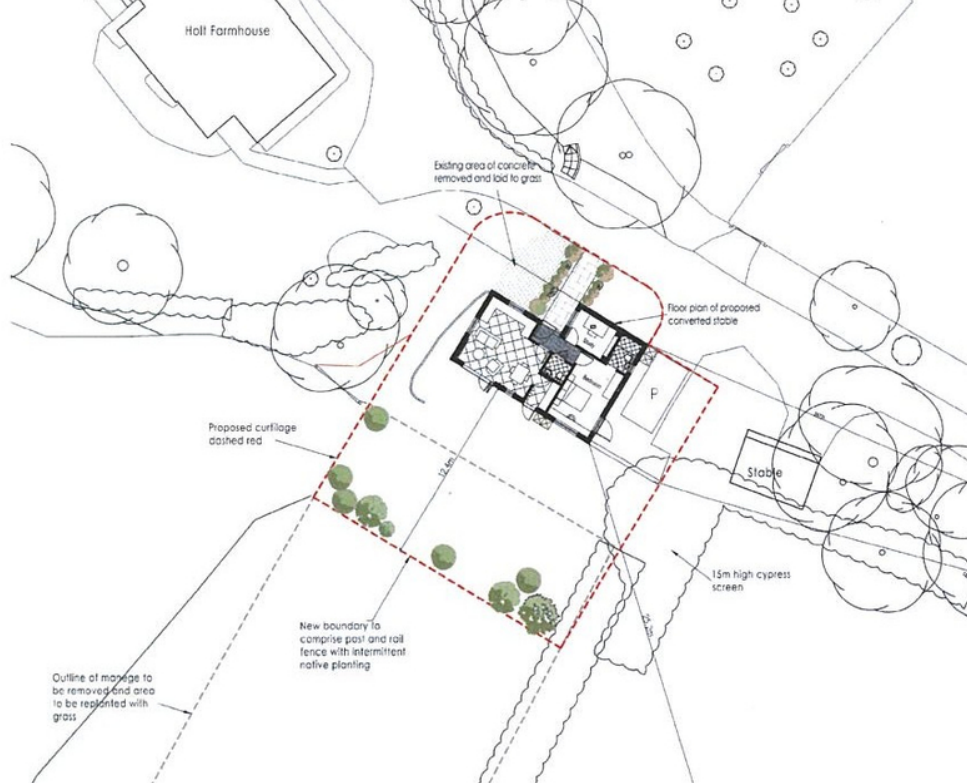
Tel: 01252 718018

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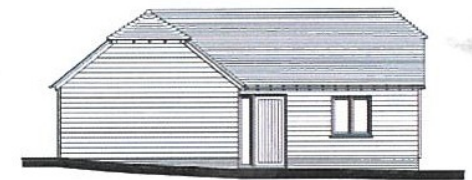
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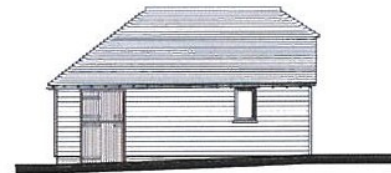
Disclaimer: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.



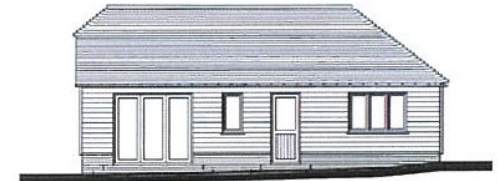
Proposed North West Elevation  
Scale 1:100



Proposed North East Elevation  
Scale 1:100



Proposed South East Elevation  
Scale 1:100



Proposed South West Elevation  
Scale 1:100

