



Building plot to rear of 33 Aveley Lane, Lower Bourne, Farnham, Surrey. GU9 8PR.
Guide Price £500,000

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Description

An exceptionally rare opportunity to acquire a prime South Farnham building plot with full planning permission granted for a four-bedroom detached family house (Planning Ref: WA/2022/02046). The approved home extends to approximately 2,778 sq. ft. with an additional 322 sq. ft. garage, set on a plot of circa 0.3 acres.

Approached via a long private drive, the setting offers privacy, seclusion and commanding views over the Bourne Woods. Location The plot lies in one of South Farnham's most desirable residential roads, close to The Bourne Woods, Ridgway Road and Lower Bourne village. Nearby are excellent amenities including a Tesco Express, bakery, butcher, pub, GP surgery, pharmacy and the Bourne Racquets Club (tennis, badminton, squash, bridge, snooker, table tennis). Highly regarded local schools (including South Farnham School, Weydon and Frensham Heights) and Farnham's mainline station are within 1 mile. London Waterloo is reachable in under an hour. Road connections are superb, with the A31, A3, M3 and M25 within easy reach.



Lifestyle Walking, cycling and horse riding through The Bourne Woods and RSPB land. Sailing at Frensham Great Pond (National Trust). Farnham town centre: historic Georgian streets, shopping, cafés, restaurants, Waitrose, Sainsbury's, David Lloyd Club and a new 6-screen cinema. Services All mains services available, Superfast broadband Good mobile coverage

Summary - A unique self-build opportunity – design and construct a superb family home in South Farnham with significant savings on Stamp Duty and CIL charges. With planning already secured, no chain and an idyllic private setting, this is a chance not to be missed.

Features - * Huge Stamp Duty Savings – Self-builders only pay duty on the land, not the finished home. * CIL Savings – Approx. £110,000 Community Infrastructure Levy exemption available for self-builders. * Full Planning Permission Granted – 4-bedroom detached home, 2,778 sq. ft. plus 322 sq. ft. garage. * Prime South Farnham Position – Long private drive with seclusion and far-reaching Bourne Woods views. * No Chain – Immediate opportunity to proceed and start your build. * Substantial Family Home Design – Flexible, modern layout already approved. * Sought-After Location – Excellent schools, transport links and amenities within 1 mile. * Lifestyle on Your Doorstep – Walking, cycling, racquets club, sailing at Frensham Great Pond. * Freehold, 0.3 Acre Plot – Rare chance to secure land in one of Farnham's most desirable settings. * Exceptional Connectivity – London Waterloo in under an hour, A31 and A3 close by. * Depending on finish, potential end value circa 1.5 million.

Directions

Leave Farnham via Firgrove Hill. At the traffic lights at the main crossroads, go straight across onto the Frensham Road. Turn right into Aveley Lane where the land can be found on the left hand side. Follow the





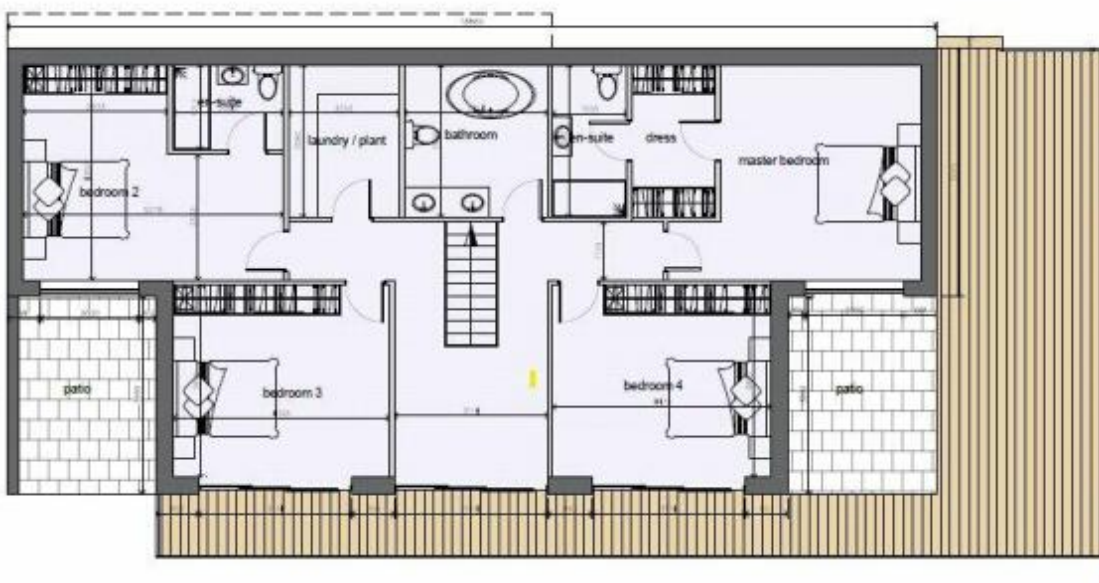
15 Downing Street , Farnham, Surrey, GU9 7PB

Tel: 01252 718018

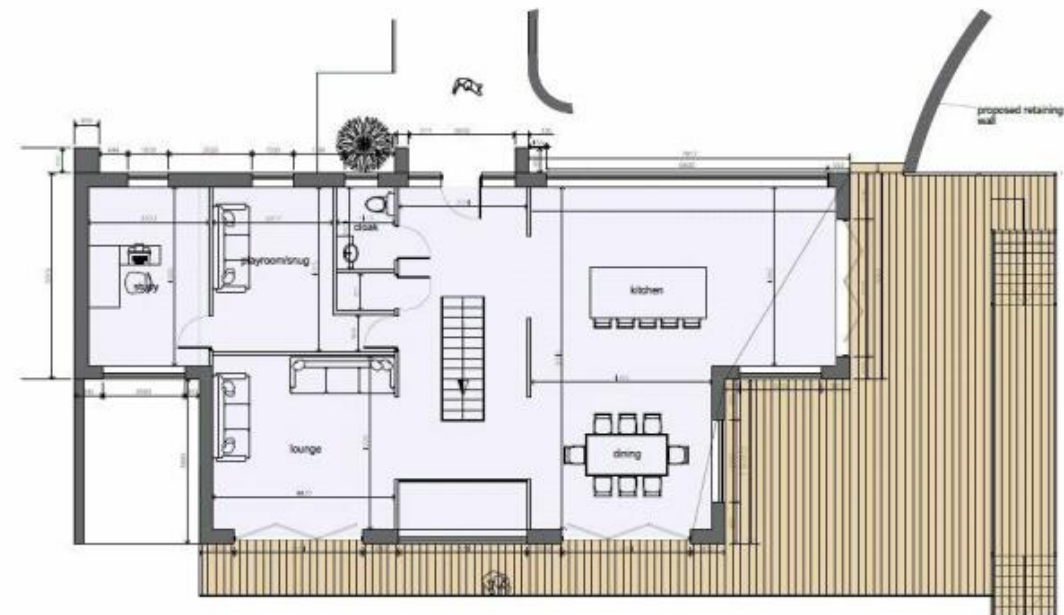
Email: sales@keatsfearn.co.uk

Web: www.keatsfearn.co.uk

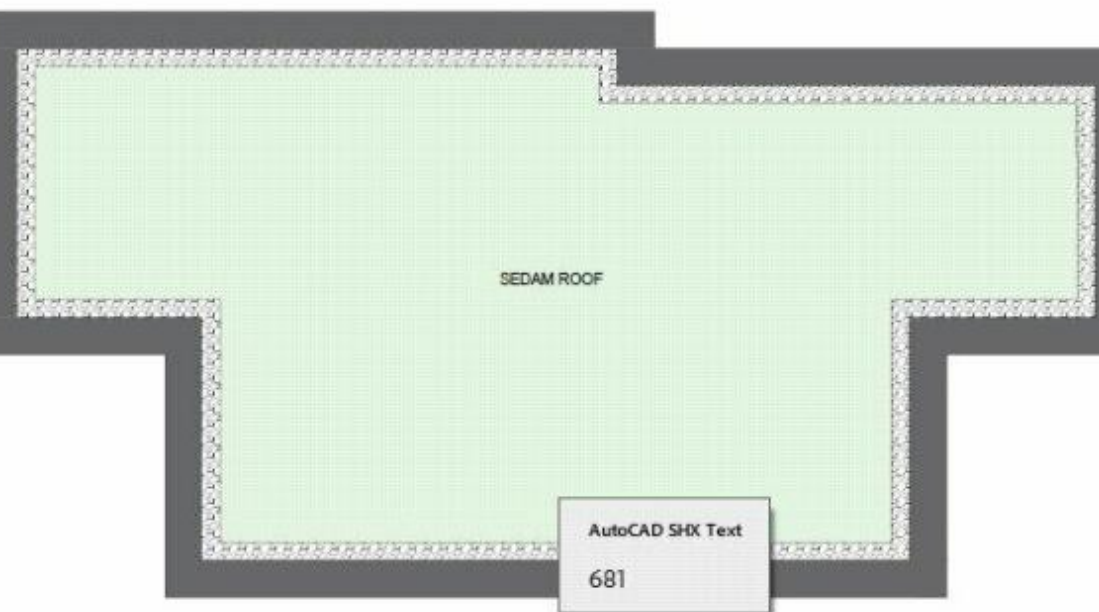
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PROPOSED LOWER GROUND FLOOR



PROPOSED GROUND FLOOR



PROPOSED ROOF PLAN

