



2 x Building Plots At Holt Farm, Old Lane, Dockenfield, Farnham, Surrey. GU10 4HG.
OIEO £1,250,000

keatsfearn



Description

Unique Development Opportunity To Acquire A Building Plot Of Circa 1.55 Acres For Two Spectacular Detached Homes at Holt Farm, Old Lane, Dockenfield, Farnham, GU10 4HG Discover an exceptional opportunity to create two stunning detached homes with approved planning permission, each offering approximately 3,735 square feet of living space.

Set against a backdrop of breathtaking 180-degree views over Alice Holt Forest and the surrounding countryside, this site is perfect for those who love nature, outdoor pursuits, and a tranquil lifestyle. Whether you enjoy walking, cycling, or horse riding, the scenic surroundings offer endless exploration. The building plot is ideally located near the National Trust's Frensham Common, Great Pond, and Frensham Little Pond, all just a short distance away.

A thoughtfully designed development, the approved design is a striking blend of contemporary architecture, featuring timber cladding and a soft, neutral colour palette. Green roofs have been incorporated for an eco-friendly touch. The homes are carefully positioned to harmonise with the landscape, designed to blend seamlessly into the natural environment.

Each property will offer five spacious bedrooms across approximately 350 sqm, providing a luxurious living experience in a peaceful setting.

A picturesque village with a strong community, Dockenfield is a delightful village known for its warm community spirit and vibrant events, such as the popular Dockenfield Day village fete. The nearby Bluebell pub, just under a mile away, provides a charming spot to relax, while the peaceful Bealeswood Common offers a perfect place for a quiet walk. Nearby Amenities for a convenient lifestyle Frensham village, just a short distance away, offers a host of local amenities, including the welcoming Holly Bush pub, a community shop, and a post office. The village's Recreation Ground is a hub of activity, home to cricket, bowls, and tennis clubs. Farnham, a beautiful Georgian market town, provides an extensive range of amenities, from supermarkets and shops to cafes and restaurants. Cultural attractions, such as the historic Farnham Castle and The Maltings arts centre, offer plenty to explore, while the newly opened cinema adds a touch of modern entertainment.

Excellent transport links & top-rated Schools Farnham's mainline train station, only 15 minutes away, offers direct services to London Waterloo in under an hour. The site is well-served by major roads, including the M3, A3, and M25, and is within easy reach of Heathrow and Gatwick airports. For families, the area boasts a range of excellent schools, including St. Mary's C of E Infant School, Rowledge Primary School, and Weydon School. Prestigious public schools such as Edgeborough, More House, and Frensham Heights are also nearby.

Each home is expected to have a finished value of approximately £2 million, depending on final specifications. Comprises 3 titles (SY656766, SY724334, SY724364) and overall circa 1.55 acres. Planning Reference WA/2022/02347

Holt Farm next door has got planning for Alterations to existing stable building to provide one dwelling with associated works Planning Application WA/2023/02489

Directions

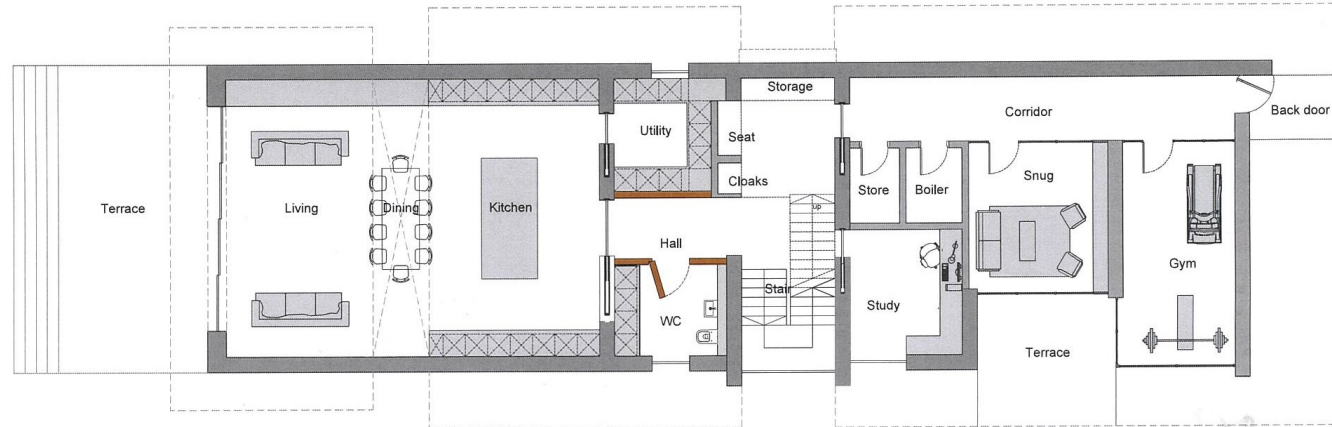
SAT NAV - GU10 4HG

Local Authority

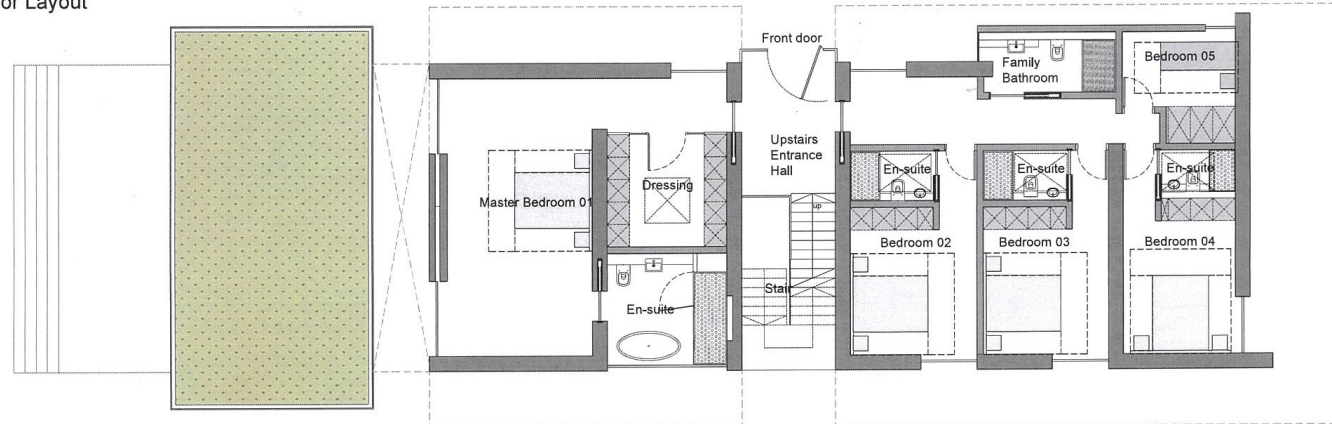
Surrey



Ground Floor Layout



First Floor Layout



1:100

NOTES: LEGEND

Residential Development at Holt Farm Old Lane, Dorkenfield, GU10 4HG	February 2022 PG	T 100 @ A3 PG	
A20750.02.02 Proposed Floor Plans: For Discussion	Copyright © 2020 Plan A UK Limited	Draft	
2.2 PRE-APPLICATION			

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