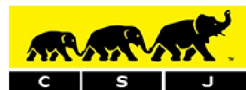




OUTLINE NOT TO SCALE

**LAND ADJ TO, LAVENDER COTTAGE OCKLEY  
ROAD, BEARE GREEN, SURREY, RH5 4PU**

**£200,000 Freehold**



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**



### Location

The property is situated approximately four miles to the south of Dorking with the the village of Beare Green sitting 1 mile to the north where you will find Holmwood Rail Station offering Southern Rail services to London

The A29/A24 gives good access to the M25 being about 11 miles to the north whilst Horsham is about 7 miles to the south, and Gatwick Airport is within about 9 miles. The property lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county.

### Description

Building plot for sale

A cleared and vacant irregular shaped parcel of land with planning granted to construct a new two bedroom 82 sqm bungalow with off street parking and landscaped gardens.

CIL Liability £7,693.27

### Planning

Mole Valley Council granted planning under ref: MO/2023/1762 for...

Erection of 1 No. bungalow with associated landscaping, parking and amenity area, following demolition of 2 No. outbuildings (Updated Location Plan).

### Services & Connections

Water: New connection required

Electricity: New connection required

Gas: None

Waste: Onsite water treatment system needs installing

Information supplied by the seller and should be checked and confirmed before making a decision

### Terms

Guide Price £200,000 Freehold

Site will be cleared and vacant possession provided upon completion

### Viewings

Strictly by appointment only

Contact sole agents Christopher St James 020 8296 1273



### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Christopher St James**  
61 High Street  
Colliers Wood  
London  
SW19 2JF



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