



ESTATE AGENTS



Land at Verdure and Jayarr, Westwood Lane, Wanborough,
Normandy, Surrey, GU3 2JJ

Asking Price £350,000

Land at Verdure and Jayarr, Westwood Lane, Wanborough, Normandy, Surrey, GU3 2JJ

A fantastic opportunity to purchase a rarely available plot of land with planning permission already approved to develop into two semi detached houses with off street parking and private gardens.

Within the popular village of Normandy, these homes will offer 3 bedrooms, An en-suite shower room to the main bedroom along with a family bathroom.

Downstairs there will be a separate kitchen and a good size living room with dining space and doors out onto the private garden, there is also a separate downstairs WC.

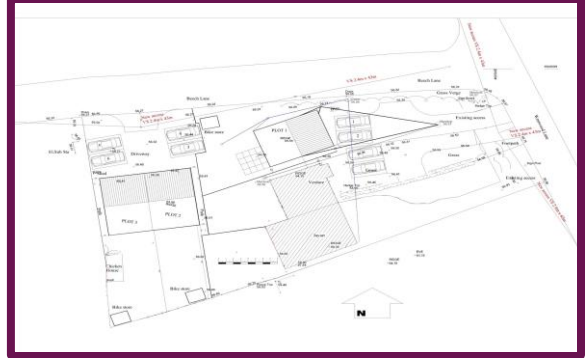
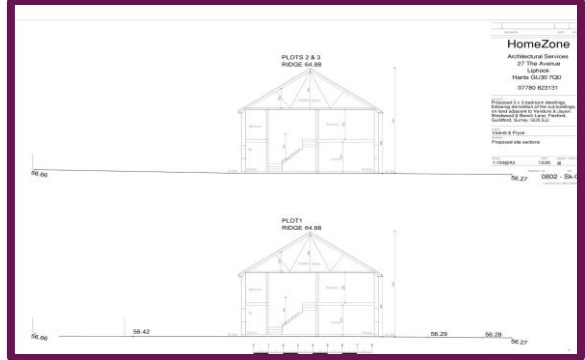
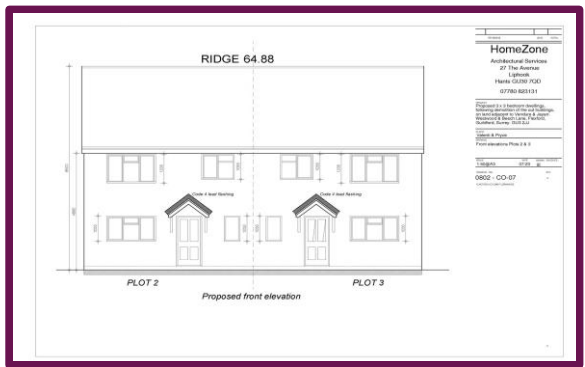
Permission includes two parking spaces to the front of each property and a private garden to the rear.

The Section 106 Fee has already been paid by the sellers.

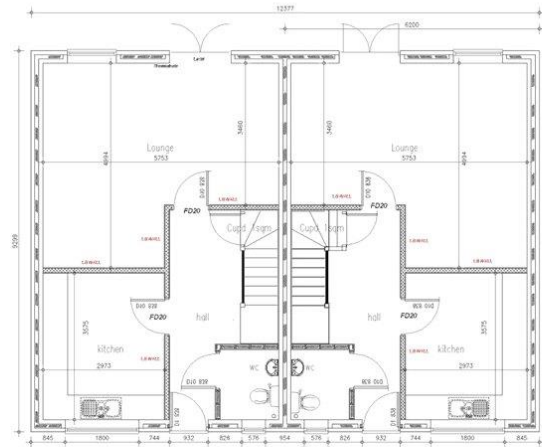
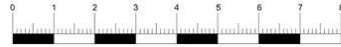
Planning References:

20/P/02132 and 22/P/01208

- Plot of Land
- Planning Permission Granted
- 2 Semi Detached Houses
- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Parking
- Garden
- Section 106 Fee Paid



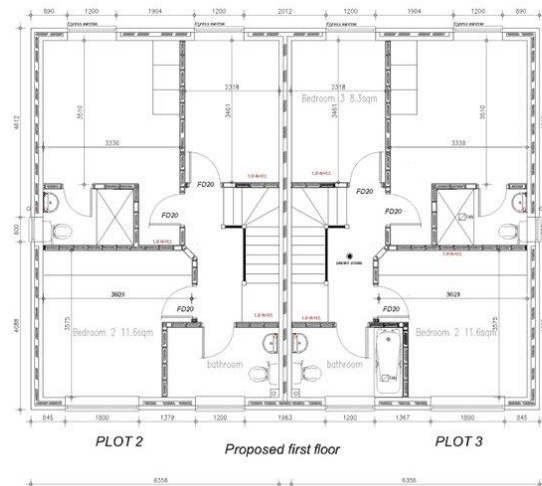
Floorplan



PLOT 2 Proposed ground floor PLOT 3

3 Bedroom 5 person two storey dwelling
 Min internal floor area = 101 sqm
 Area noted as storage = 3.1 sqm.
 The roof bedrooms & utility also provide storage area's.

The bedroom area's comply with the national space standards



PLOT 2 Proposed first floor PLOT 3

REVISIONS	DATE	INITIAL

HomeZone

Architectural Services
 27 The Avenue
 Liphook
 Hants GU30 7QD
 07780 823131

PROJECT
 Proposed 3 x 3 bedroom dwellings,
 following demolition of the out buildings,
 on land adjacent to Vendure & Jayarr,
 Westwood & Beech Lane, Flexford,
 Guildford, Surrey. GU3 2JJ

CLIENT
 Valenti & Pryce

DRAWING
 Proposed Plans Plots 2 & 3

SCALE 1:100@A3 DATE 12/20 DRAWN/gj CHECKED/gj

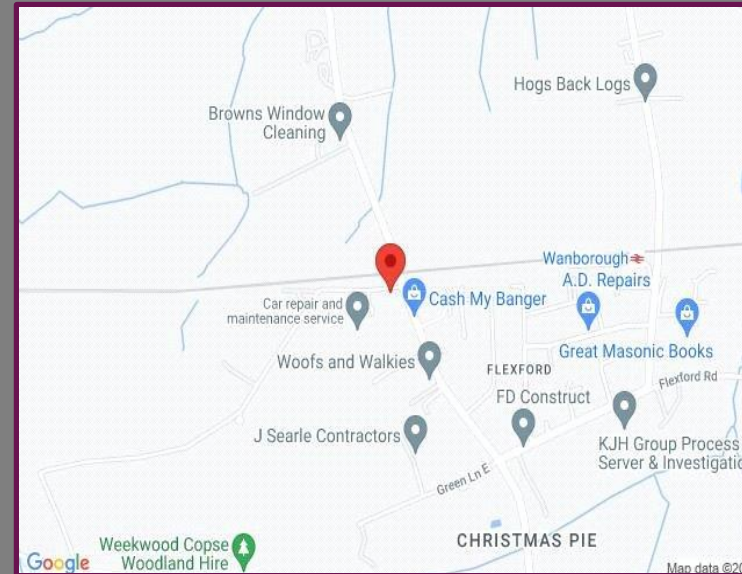
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Location

The land is located on Beech Lane, just off Westwrod Lane in Normandy and just over half a mile from Wanborough rail station.

Guildford and Farnham town centres with their vast array of shops, restaurants and leisure facilities are both within approximately 6 miles with the nearby A3 providing easy access to London and the south coast.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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