

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY.

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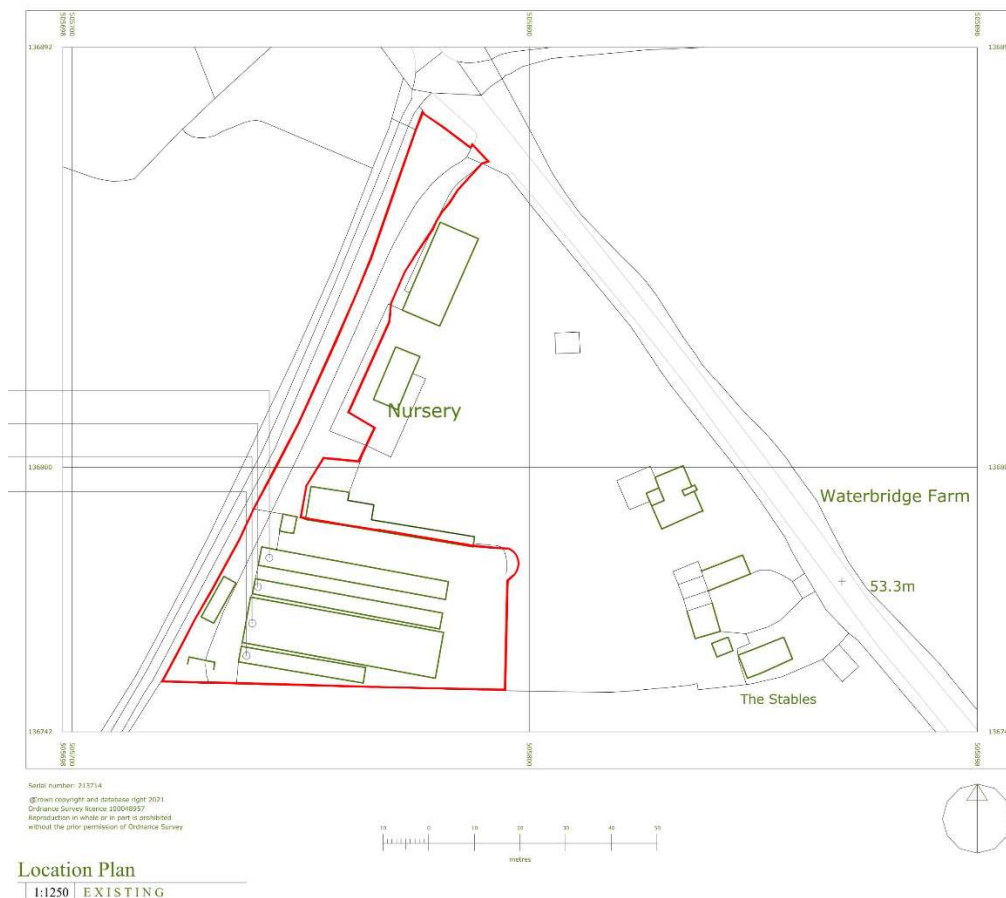
FREEHOLD SITE AND BUILDINGS FOR SALE

At

Former Greenhouses,
Waterbridge Farm
Knowle Lane
Cranleigh
Surrey GU6 8JW

WITH CLASS R CONSENT FOR 1600 sq ft (150 sq m) OF B1 SPACE

Planning reference NOT/2023/01825



SITE AREA 0.74 ACRES (0.3 HECTARES) WITH CLASS R CONSENT FOR B1 USE ON APPROX. 1600 SQ FT (150 SQ M). PLANNING APPLICATION WA/2022/03158 RECOMMENDED FOR APPROVAL BY THE PLANNING OFFICER, REFUSED BY THE COMMITTEE, DISMISSED ON APPEAL, DETAILS ON WAVERLEY BOROUGH COUNCIL WEBSITE

Description: A most attractive rural site just short of $\frac{3}{4}$ of an acre with a range of derelict greenhouses and plant sheds with a 2023 Class R consent for B1 use on 150 sq m of buildings (1600 sq ft) planning reference NOT/2023/01825 (copy available from agents). The property adjoins open farmland with a double width access and wide bell mouth to Knowle Lane. Recent improvements to Knowle Lane have improved the already good access.

Situation: Located about 1 mile from Cranleigh centre with a full range of shops and leisure facilities, Guildford is about 10 miles, Horsham about the same. Cranleigh has an excellent range of schools, plus a cottage hospital and medical centre.

Viewing: The site is open for inspection during the daylight hours, strictly by prior appointment.

Price guide: Offers in excess of £350,000 STC only no VAT.

Sale process: By private treaty, proof of funds will be required, all offers to be made to John Westwood at the sole agents Westwood and Company john@westwoodandco.com



VIEWING STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS

WESTWOOD AND COMPANY ON 01483 429393

Important Note: The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected. All negotiations should be conducted through sole agents WESTWOOD AND COMPANY.