

Building Plot at Newlyn Cross Lanes
Guildford, Surrey



A **wonderful opportunity** to acquire a generous development plot with planning permission for a contemporary 4,160 sq ft home, in a prime location on Cross Lanes.

Summary of accommodation as per the granted planning permission

Ground Floor: Reception hall | Sitting room | Library/study | Dining room | Open-plan kitchen, breakfast and family room | Utility room | Guest WC

First Floor: Principal bedroom with en suite bathroom | Four further bedrooms, three with dressing rooms and en suite bathrooms | Family bathroom

Garden and Grounds: Single garage

In all about 0.22 acres

Distances

Guildford's Upper High Street 0.5 miles, London Road Station, Guildford 0.3 miles (from 47 minutes to London Waterloo), Guildford station 1.2 miles (from 37 minutes to London Waterloo)

A3 (Guildford northbound) 1.2 miles, A3 (Guildford southbound) 1.9 miles, M25 (Junction 10) 8.1 miles, Heathrow Airport 23.4 miles, Gatwick Airport 24.1 miles, Central London 30.9 miles

(All distances and times are approximate)



Front Elevation
(Facing Northwest)



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Situation

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London. Cross Lanes is in an excellent location just half a mile from Guildford's Upper High Street which provides extensive shopping, restaurants and bars, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

Schools

Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, Tormead, Guildford High School, George Abbott School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.

The property

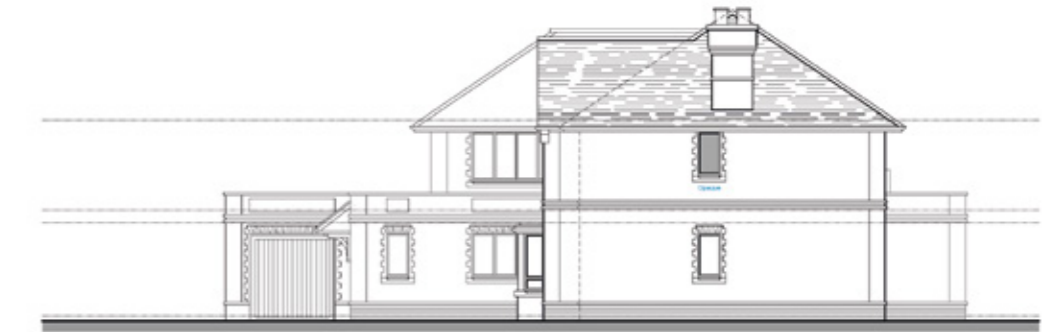
Planning has been granted to create a striking 4,160 sq ft contemporary home, which is designed to offer exceptional accommodation, well-arranged for family living.

The proposed accommodation includes a generous reception hall from which the principal reception rooms are found. The expansive open-plan kitchen, breakfast and family room occupies the left-side of the property, and a useful utility room sits adjacent to this space with access to the integral garage and both the driveway and rear gardens. Further accommodation includes a separate, formal dining area and a separate living room, with pocket doors that open to a flexible space that could become a home office, library or study.

Proposed Elevations



Rear Elevation
(Facing Southeast)



Side Elevation
(Facing Southwest)



Side Elevation
(Facing Northeast)

The first-floor houses five bedrooms, four of which enjoy dressing rooms and en suite bathrooms, and there is an additional family bathroom which services bedroom five.

Outside is an attached single garage, and the property sits within a mature plot of 0.22 acres.

Services

We are advised by our clients that the property will have mains water, electricity, drainage and gas central heating.

Directions

Postcode: GU1 2EF

What3words: ///brass.loved.pads

Viewings

Viewing is strictly by appointment through Knight Frank.

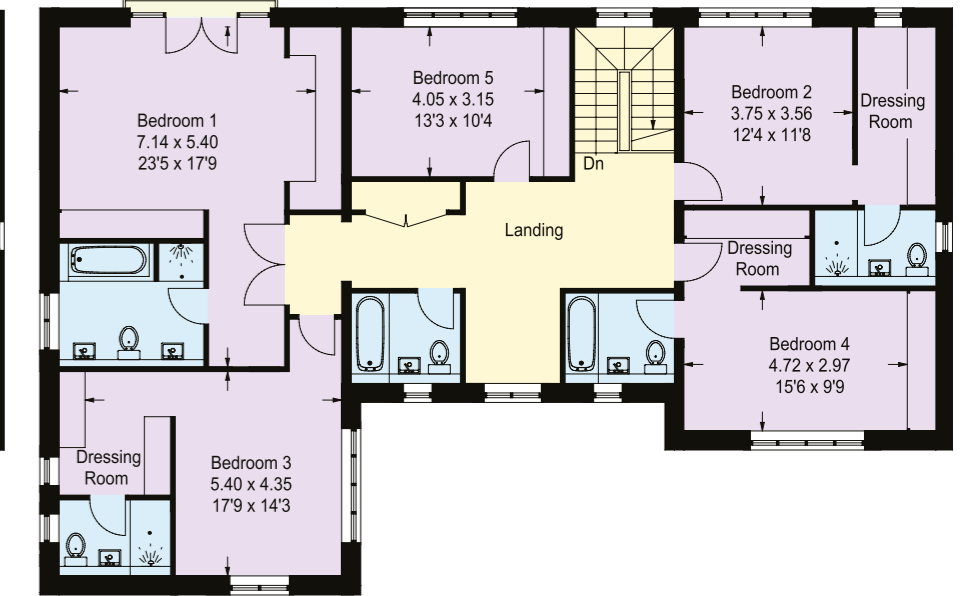
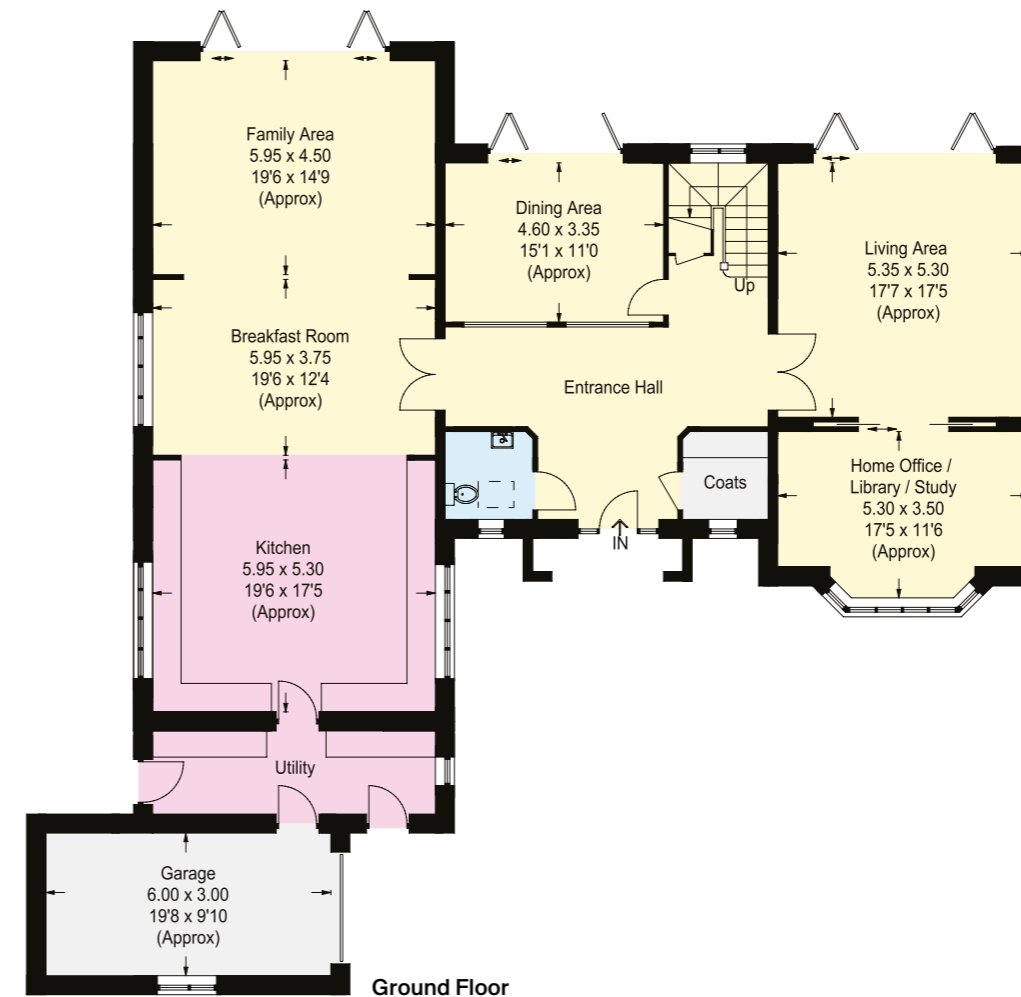
Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band TBC

EPC Rating: Predicted Band B



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
Ground Floor = 197.6 sq m / 2126 sq ft
First Floor = 169.3 sq m / 1822 sq ft
Garage = 19.6 sq m / 212 sq ft
Total = 386.5 sq m / 4160 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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