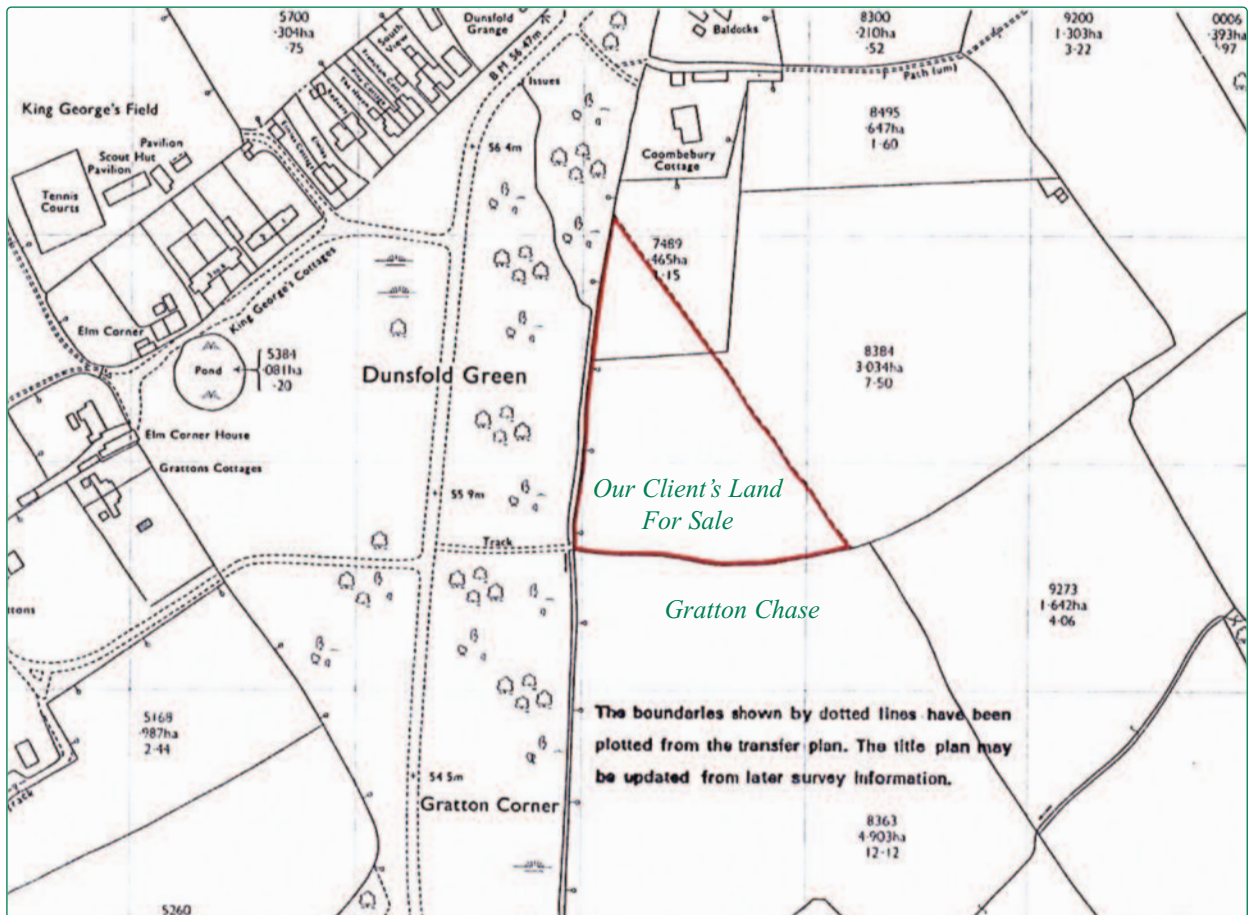


# LAND FOR SALE

## FOR SALE FREEHOLD

*2.37 acres (0.96 hectares) approx.*

H.M. Land Registry SY653586 (Freehold)



### LAND TO THE NORTH OF GRATTON CHASE

**DUNSFOLD COMMON ROAD • DUNSFOLD • GODALMING • SURREY • GU8 4AL**

#### LOCATION:

The subject site is situated close to the centre of Dunsfold immediately adjacent to Gratton Chase, a contemporary development of some 42 x homes developed by Vanderbilt Homes in 2016. Dunsfold is a small linear village located approximately 5½ miles from Godalming, some 8½ miles to the South of Guildford with a resident population of some 989 persons (UK census 2011). The immediate and surrounding area is semi-rural for the most part. There are limited facilities and amenities in the Village save a small local shop and Pub albeit more extensive shopping facilities are available in nearby Cranleigh (4½ miles via the B2130). *ctd...*

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## LAND TO THE NORTH OF GRATTON CHASE

**DUNSFOLD COMMON ROAD • DUNSFOLD • GODALMING • SURREY • GU8 4AL**

- LOCATION *ctd*:** More generally Dunsfold is a popular place to live with an assortment of house types including high value, low density housing in addition to smaller cottages and, moreover there have been a number of new developments in recent times in the area including developments namely Gratton Chase by Vanderbilt Homes and Sweeters Field by Cala Homes in nearby Alfold. Further, the site directly to the north of the site has recently been granted planning consent for 53 houses (May 2024). There are good schools in the area including Cranleigh School in Cranleigh and Charterhouse School in Godalming.
- DESCRIPTION:** The site extends to some 2.37 acres mainly laid to grass being partly wooded sloping gently from the back of the site to the front. The site is outside the existing settlement boundary and within the locally designated Area of Great Landscape Value (AGLV).
- TERMS:** The site is available to purchase on a Freehold basis with full vacant possession upon completion.
- PLANNING:** An outline application with all matters reserved except for access for the erection of 9 x dwellings planning consent was recently refused (Ref: WA/2025/02239) which follows an earlier application for 21 x dwellings which was refused at Appeal - Ref: WA/2021/0413.
- PRICE:** We are instructed to seek unconditional offers in excess of **£100,000.00**.
- NOTE:** The property is sold subject to and with the benefits of all existing wayleaves, easements, covenants and rights of way whether mentioned or not in these particulars. Further, should planning consent be obtained within 10 (ten) years from date of purchase - our client is seeking to agree an overage payment based upon £60.00 psf of gross internal floorspace
- VAT:** VAT is not applicable.
- LEGAL COSTS:** Each party to bear their own professional and legal costs.
- VIEWING:** Applicants and interested parties are able to view the site from the roadside.

For more information, contact the Sole selling Agents:



Andrew Russell      Rod Walmsley  
*andy@gascoignes.com      rod@gascoignes.com*

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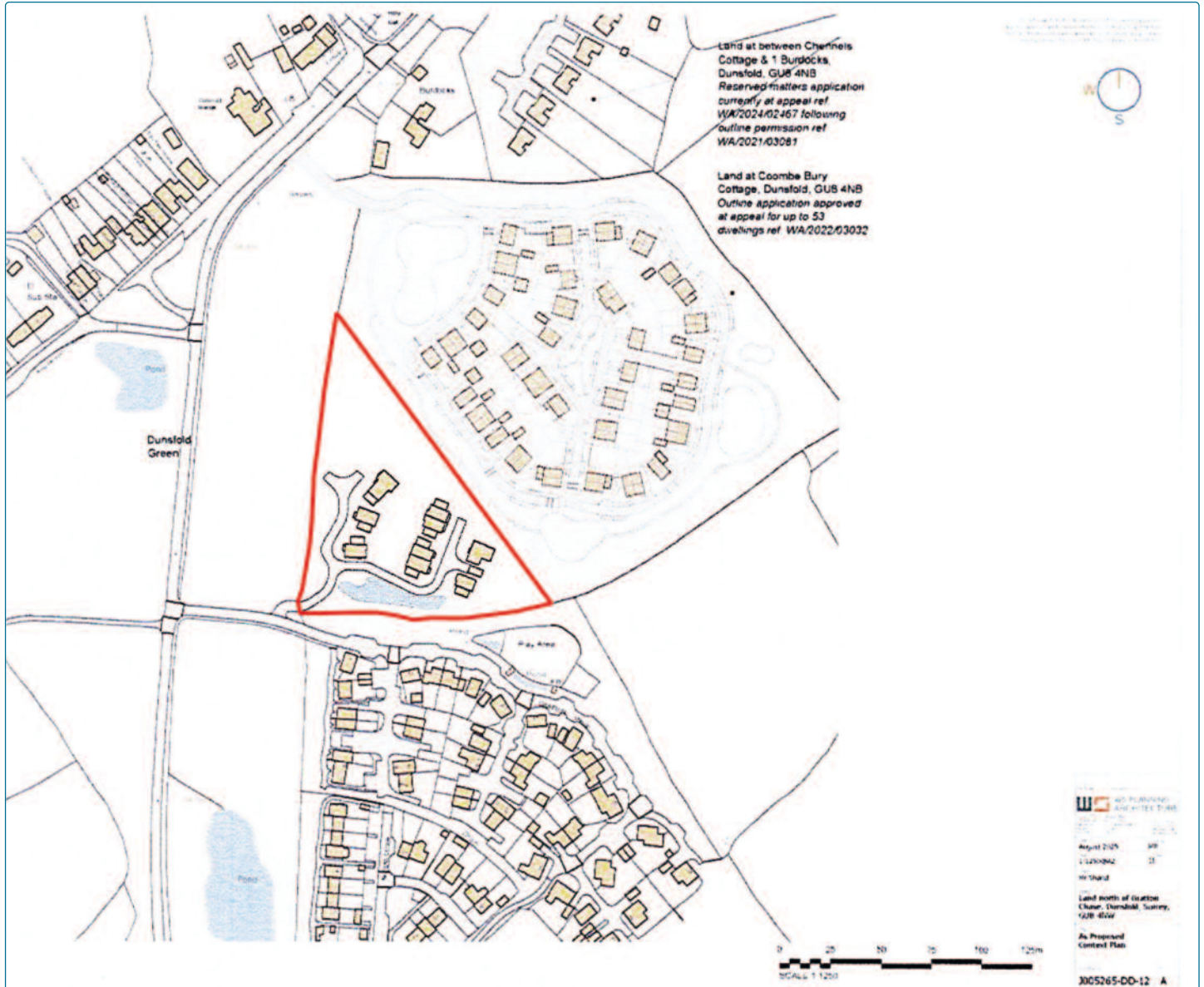
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**NOTE:**

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# LAND TO THE NORTH OF GRATTON CHASE

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**Figure 7: Context Plan J005265-DD-12-A showing application site in relation to local permissions**

*As Proposed Context Plan:*

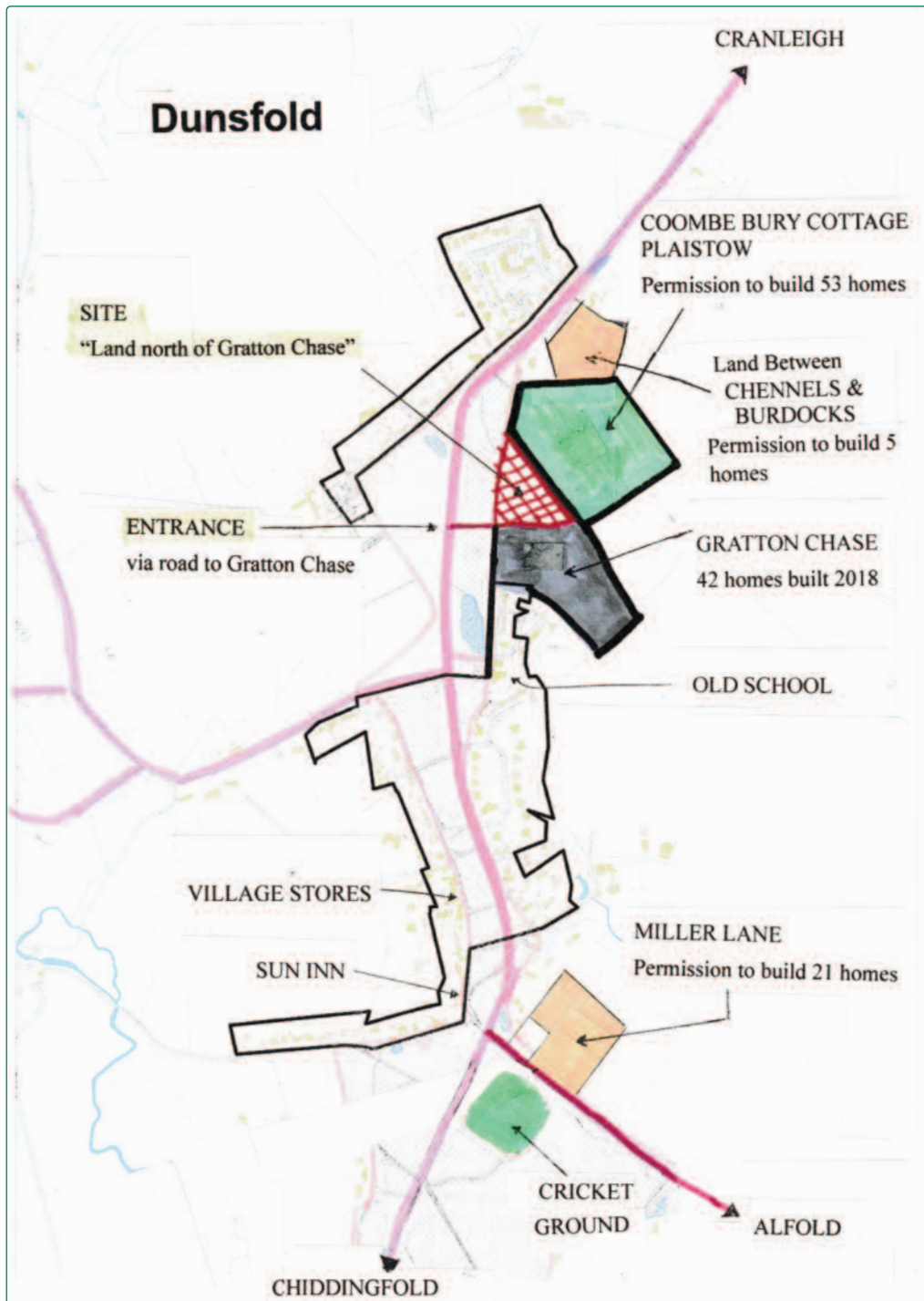
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# LAND TO THE NORTH OF GRATTON CHASE

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Site Explanation 1: Adjacent Developments and Locations

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