LOT
16

By Order of the Executors

Meadowsweet, Forest Green, Dorking, Surrey RH5 5RZ

Guide Price £425,000*

DETACHED BUNGALOW ON 0.38 ACRE SITE, DEVELOPMENT POTENTIAL













The property is located in a semi-rural location within easy reach of the centre of Dorking in the village of Forest Green. Good road links are easily accessible including the A24 that connects to Box Hill, Guildford and Leatherhead. The M25 London Orbital Motorway providing access to the major airports at Heathrow and Gatwick along with many other major routes is also within easy reach. The area is well served by bus routes, schools and recreational facilities. The area is surrounded by attractive countryside and is regarded as a popular location to reside. Rail services are available Ockley Station within three miles and Holmwood Station within four miles. The property is a dilapidated detached bungalow offering three-bedroom accommodation backing onto open farmland. The dwelling is set back from the road and occupies a plot of approximately 0.38 acres. The property offers ample private parking and includes two reception rooms. This dwelling does show signs of structural issues and in our opinion offers excellent scope for redevelopment, subject to obtaining any necessary consent that may be required. The lot is sold with vacant possession and will be of interest to investment buyers, developers and self-builders.

ACCOMMODATION

Hall, Kitchen, Reception room One, Reception Room Two, Bathroom, Bedroom One, Bedroom Two, Bedroom Three, Gardens

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Mole Valley
Council Tax Band F
EPC Band E

VIEWING TIMES

External viewing only

