



HILL CLEMENTS

BUILDING PLOT AT NEWLYN, CROSS LANES, GUILDFORD, SURREY. GU1 2EF



Front Elevation
(Facing Northwest)

The consent is for 4160sq ft and comprises:

5 BEDROOMS: 5 BATHROOMS: RECEPTION HALL: CLOAKROOM: SITTING ROOM: DINING ROOM: STUDY/LIBRARY: KITCHEN/BREAKFAST/FAMILY ROOM: UTILITY ROOM: GARAGE: MATURE 0.22 ACRE GARDEN PLOT

The Location This rarely available building plot stands in a no-through road in a very convenient location in the heart of Guildford, within a short walk of the High Street, both stations, and all the excellent amenities of the town, including the wide variety of restaurants and bars. Many of the town's most sought after schools are virtually on the doorstep, including Tormead, The Royal Grammar Prep School, Guildford High School and The Royal Grammar School in the High Street.

The Property Newlyn has an approved consent (23/P/02083) for the erection of a detached five bedroom home with five bathrooms and light and practical living areas. Designed with family living in mind, four of the bedrooms have en suite bath/shower rooms and dressing rooms. The ground floor has three formal reception areas and a large family kitchen/breakfast/family area with utility room off. Outside there is an attached single garage and a mature garden plot of approximately 0.22 acre in all.

Directions From the mini roundabout at the top of the High Street, bear left into London Road and continue over the traffic lights and past Guildford High School. Take the next turning on the right into Cross Lanes, and at the sharp left hand bend at the end, continue straight on into an unmade road, where Newlyn is the last property on the left.

PRICE GUIDE: £1,350,000 FREEHOLD

hillclements.com

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