



Development Opportunity- 1 Laurel Crescent, Woking, GU21 5SS

Guide Price £980,000

Full Planning Approval

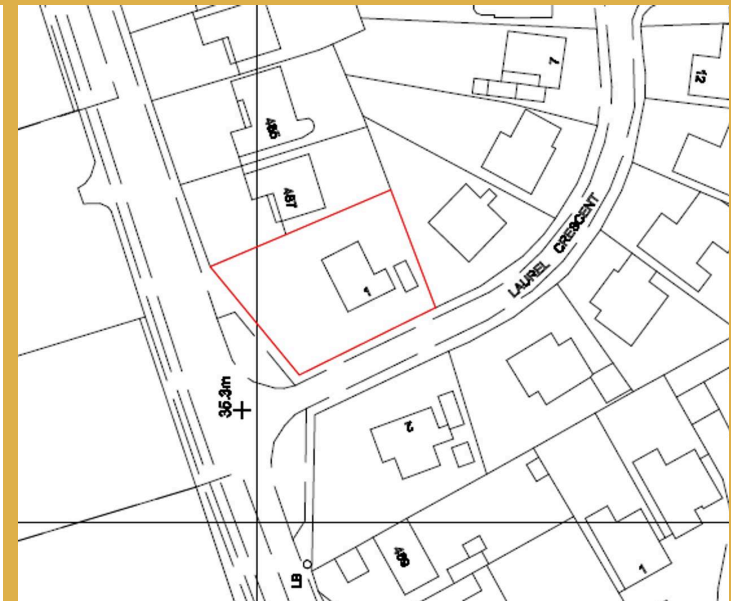
Freehold

The Planning Approval:

Planning permission has been approved to demolish the existing bungalow and replace it with two detached, four-bedroom family homes

Current Site:

A detached bungalow with a detached garage to the right. Gardens to the left and wrapping behind the property and garage.



Transport Links:

Nearest Stations, West Byfleet and Woking

Additional Information:

Borough Council: Woking

Planning Reference: PLAN/2023/0174

Link To Planning documents: <https://caps.woking.gov.uk/online-applications/applicationDetails.do?keyVal=RQKQYBRUKZU00&activeTab=summary>

GDV:

House One 133 SQM £950,000 4 Bedroom Detached

House Two 151 SQM £1,000,000 4 Bedroom Detached

Total- £1,950,000

CIL: TBC

Section S106: £1,826.00

Title: SY229219

Location:

Woking Town Centre: About 1.5 miles from Laurel Crescent, the town centre is home to **Peacocks Shopping Centre** and **Wolsey Place**, with a mix of high street brands and smaller, independent stores. Smaller convenience stores can be found nearby, including **Sainsbury's Local** on **Knaphill** and **Tesco Express** along major roads like **Lockfield Drive**.

M25 Motorway (Junction 11) Approximately 6 miles to the north, connecting to the wider motorway network including **Heathrow Airport**, **Gatwick Airport**, and routes to **London** or the **South West**.

Local buses can be accessed from stops around **Hermitage Road** or **Lockfield Drive**, providing routes to **Woking Town Centre**, **Surrey villages**, and surrounding areas.

Viewings:

The site can be viewed at roadside or prior telephone appointment with agent

Available Documents:

Brochure

Planning reference

Link to planning documents

S106 Document

Approval & conditions

Design & access statement

Planning approved layouts

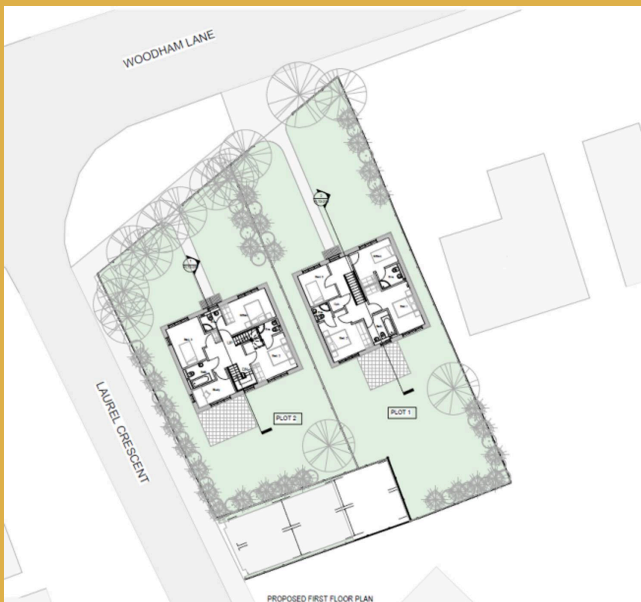
The Information provided by Allen Heritage Limited has been given in good faith however all parties must undertake their own due diligence to satisfy themselves before placing a formal offer.

Floor Plans

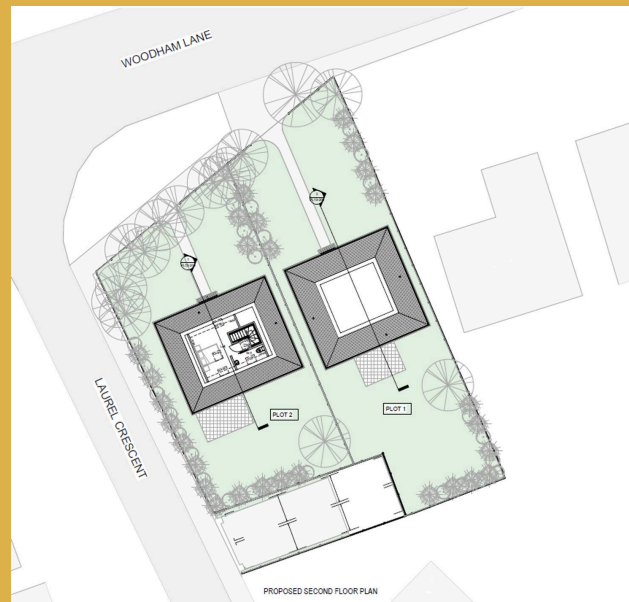
Ground Floor



First Floor

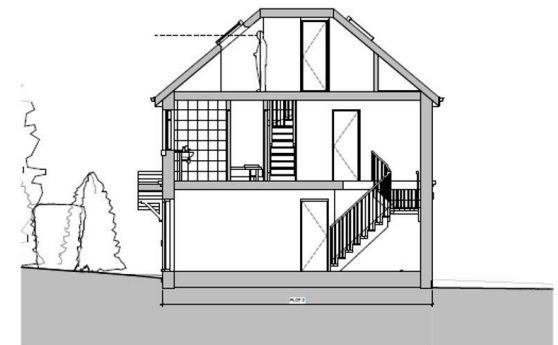


Second Floor





Section - Plot 1
1:50



Section - Plot 2
1:50