

**Smiles House**  
Woking, Surrey

2009-2010



Remodelling of a new large 6 bedroom house into two 3 bedroom townhouses.



**HOMES 2 OWN**

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Lammas House

63 Meadrow

Godalming

Surrey

GU7 3HS

**Part of a consent for 20 townhouses, the Planning Authority wanted a 6 bedroom corner house as the centre-piece of the consent. Such a house was not a viable solution so we pre-purchased the land and reverted to planning with remodelled internal layouts that created two 3 bed townhouses.**

- Identified the site and purchased the land subject to planning for an improved consent.
- Reverted back to planning authority to change the consent and create two 3 bedroom townhouses.
- Effective Land cost £250,000.
- Development project management.
- GDV circa £700,000.