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Gunston Manor — Barberry Trail, Lorton, Virginia

Fully Approved Septic & Well Permits — Fairfax County

Property Overview

A rare opportunity to own a residential lot in Fairfax County's desirable Gunston Manor subdivision — off Barberry Trail near Gunston Road and the Potomac River — that comes fully engineered and pre-approved for construction. Most buyers spend months and tens of thousands of dollars navigating Virginia's onsite sewage and well permitting process before they can even break ground. Here, that work is already done.

This property removes the single biggest bottleneck in Fairfax County residential construction: onsite sewage and water approval. Bring your house plans and go.

Property Details

Address	XXXX Barberry Trail, Lorton, Virginia 22079
Subdivision	Gunston Manor, Section B, Block 37
Lot	10–15
County	Fairfax County, Virginia
Tax Map / GPIN	1194 02370010
Lot Size	± 16,158 SF (± 0.371 Acres)
Zoning Use	Residential — 5-bedroom design capacity
Water Supply	Approved private well (Class IIIB)
Sewage Disposal	Approved alternative onsite septic system

Key Features

- Shovel-ready residential lot in the desirable Gunston Manor subdivision, off Barberry Trail near Gunston Road and the Potomac River
- Complete, Fairfax County-approved septic (AOSE/PE) design engineered by Soils Inc. and stamped by a licensed Professional Engineer, sized for a 5-bedroom home
- MicroFAST 0.75 aerobic treatment unit with UV disinfection and pressure-dosed low-pressure distribution (LPD) drainfield
- Full 100% reserve drainfield area included
- Construction-ready drawings, drainfield/pump calculations, and soil profiles provided
- Approved private well construction permit for a Class IIIB well
- Fairfax County Health Department Sewage Disposal System Certification Letter confirming site and design meet all current regulations
- Recent topographic survey by Apex Surveys, LLP documenting boundaries, trees, and existing site conditions
- Removes the biggest bottleneck in Fairfax County residential construction — bring your house plans and go

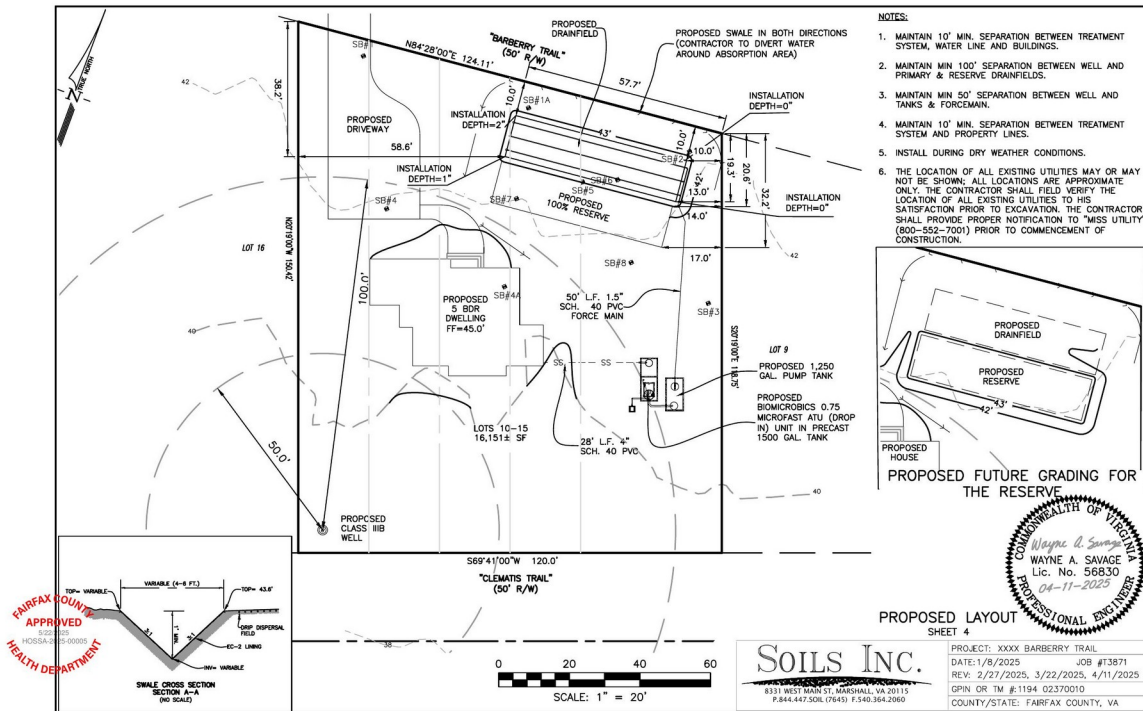
Included Documentation

The following approved permits and reports convey with this listing and will be made available to the successful bidder:

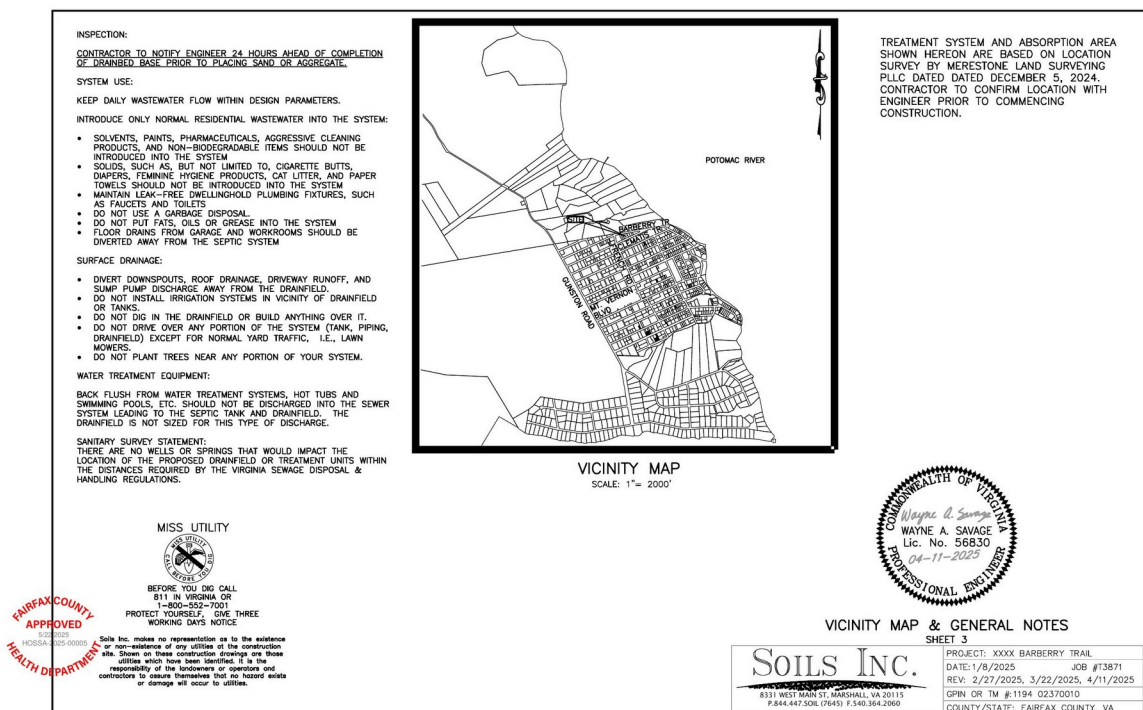
- OSE/PE Septic Report & Engineered Design (Approved) — Soils Inc., PE Wayne A. Savage
- Well Construction Permit (Approved) — OSE Samantha Maisey
- Fairfax County Health Department Sewage Disposal System Certification Letter
- Topographic Survey — Apex Surveys, LLP

Site Plan

Proposed layout showing the approved drainfield, reserve area, dwelling footprint, well location, and driveway.



Vicinity Map



Important Notes

Buyers should independently verify with the Fairfax County Health Department how existing approvals and permits transfer to a new owner prior to bidding. Approvals referenced in this booklet were issued to the prior owner/applicant of record; Dudley Resources makes no representation as to automatic transferability.

Contact

For more information, property inspection requests, or auction terms, please contact:

Tim Dudley, President, Dudley Resources

Phone: (804) 709-1954

Email: tdudley@dudleyresources.com

DudleyResources.com