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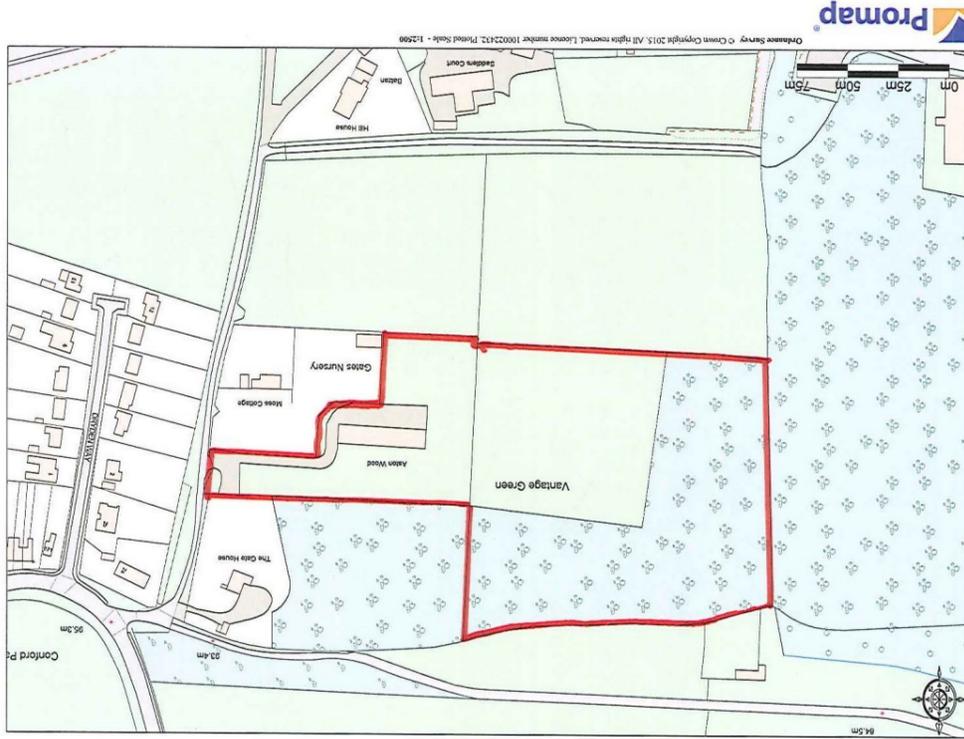
ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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72 HIGH STREET, HASLEMERE, SURREY GU27 2LA

HASLEMERE



Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

Aston Wood

Hill House Hill, Liphook, Hants GU30 7PX



Aston Wood

Guide Price: £1,000,000

Description: A very unusual commercial site with a wide variety of development and commercial opportunities. 4,000 square feet of commercial buildings with 6.5 acres of land including redundant herb gardens/nursery and poly tunnel bases.

**CONTACT: CLARKE GAMMON
WELLERS, HASLEMERE OFFICE (01428)
664800**

LOCAL AUTHORITY:

East Hants District Council
Penns Place, Petersfield GU314EX
Tel: 01730 266551

DESCRIPTION

Aston Wood is currently classified as B1 breeze block constructed buildings in relatively poor condition. The Local Authority have indicated that an extension of the existing buildings and some form of re-development would be considered along with potentially re-instatement of the nursery operation which used to be herb gardens open to the public.

We consider that there could be a variety of users on the site, residentially it is probably a non-starter as it is outside settlement, although long term it is difficult to say. The site has good road access and communications and has mains water and electricity on site, along with further water services which used to supply the poly tunnels.

There is plenty of hardstanding and parking, all the boundaries are well defined, as identified on the enclosed plan. The plans identify the layout of the buildings, but recently there was a fire and so some of the areas within the buildings have some fire damage.

LOCATION

Quite an idyllic situation with some very nice open mature and semi mature areas.

Some form of equestrian use could be considered for the site as there are bridle paths very nearby and giving access to Woolmer Forest.

SERVICES

Mains water and electricity, septic tank drainage

DIRECTIONS

From the centre of Liphook, take the Headley Road (B3004). Continue out of the village, over the A3 bridge and just after passing the very sharp right hand bend, the entrance to the land will be seen on the left, as denoted by our For Sale board.

