

Residential Development Site For Sale

The Golden Hind

35 London Road, Hindhead, Surrey GU26 6AB



**Peter Leete
and Partners**
ESTATE + AGENTS



**CLARKE  GAMMON
WELLERS**

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Offers in Excess of: £1,000,000 Freehold

- Site for 7 flats and 3 town houses.
- Waverley Borough Council planning reference no: WA/2015/1968
- VIEWINGS: Strictly by appointment during and outside normal office hours including Sundays and Bank Holidays
- SITUATION: Adjacent The Devil's Punch Bowl affording its beautiful far reaching views across the Surrey countryside and various walks for the casual dog walker to the more physical demanding trails over steep gradients and uneven terrain. The area is surrounded with other local beauty spots to include The Golden Valley, Ludshott Common, Waggoners Wells and Frensham Ponds. Immediate day to day shopping needs are located nearby within Hindhead and the adjacent villages of Beacon Hill and Grayshott. More comprehensive shopping can be found in Haslemere town with the benefit of a main line rail station to Waterloo in approximately 45 minutes and Portsmouth on the South Coast. Buses Passing through Hindhead serve, Haslemere, Grayshott, Farnham and Aldershot with onward connections to major towns such as Guildford and Godalming. Golf is readily available at Hindhead, and there is also sailing at Frensham Great Pond. The A3 London to Portsmouth road is nearby providing dual carriageway access to the capitol and the main airports of Gatwick and Heathrow are approximately 49 miles and 40 miles respectively with access onto the M25 at Junction 10 (22 miles).

DESCRIPTION

The site extends to approximately 1/3rd of an acre with a frontage to The London Road of approx 85 feet and is broadly level. The site has been in retail use for many years but our clients have recently secured planning permission (Waverley Borough Council reference WA/2015/1968) to redevelop the site. Consent has been granted for the erection of 7 high quality apartments (served by lift) and 3 townhouses, designed in an Edwardian style, reflective of the local vernacular.

The site is a few minutes' walk of the 'Devils Punchbowl,' owned by the National Trust and offering miles of public walks and scenic views. It also benefits from close access to the A3 trunk road and the Hindhead tunnel (about 1 mile), offering commuter links to Guildford, the M25 and London to the North and Petersfield and Portsmouth to the South. A mainline railway station is available at Haslemere, about 3 miles distant by car offering a service into London Waterloo in under 1 hour.

SCHEDULE OF ACCOMODATION

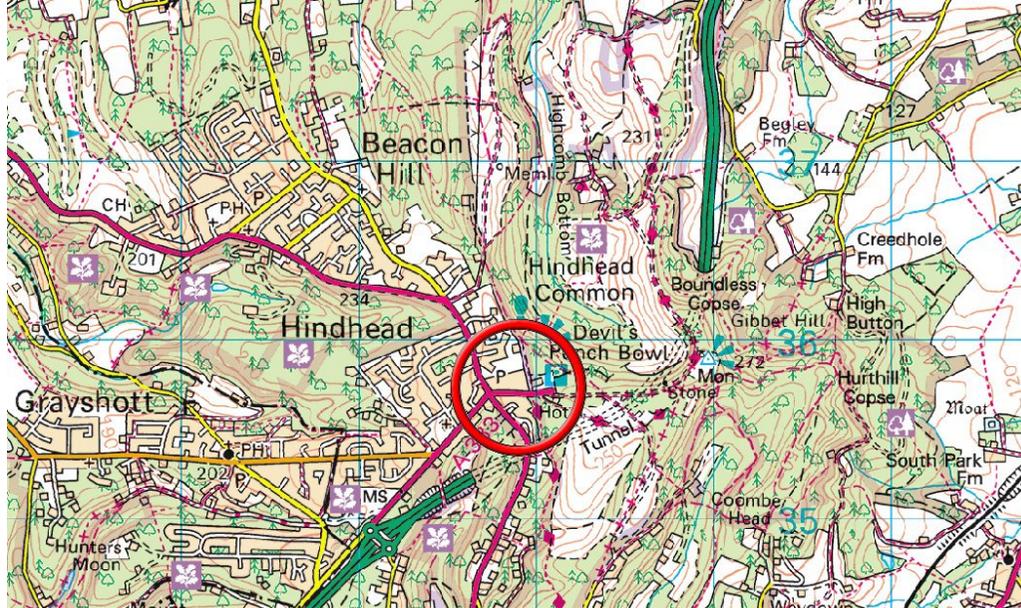
Type		Beds	SQ M	sq ft	Notes		
Flats							
GRD	A	1B	56	603			
	B	1B	56	603			
1ST	C	2B	72	775	lift access		
	D	1B	52	560	lift access		
	E	2B	72	775	lift access		
	F	1B	76	818	lift access		
2ND	G	2B	73	786	lift access		
					11 parking spaces for flats		
Townhouses							
	1	3B	107	1152	including integral garage		
	2	3B	107	1152	including integral garage		
	3	4B	176	1894	including integral garage		
					8 parking spaces for houses		
			847	9117	including integral garages		

A detailed information pack is available upon application to include copy planning consent and drawings together with consultant reports and section 106 agreement. In the joint agents opinion this site offers a rare opportunity to develop a high quality housing scheme in an area of planning restraint, within a highly sought after Surrey village and close to a renown local beauty spot with excellent commuter links.

Offers in excess of £1m are invited.

Hindhead

Devil's Punch Bowl



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