



Plot adjoining 51 High Street, Haslemere
Guide Price £375,000

CLARKE  GAMMON
WELLERS

Plot adjoining 51 High Street

HASLEMERE, SURREY GU27 2JY

GUIDE PRICE £375,000

BUILDING PLOT

TOWN CENTRE LOCATION

PLANNING PERMISSION

GRANTED FOR A THREE

BEDROOM DWELLING

GROSS INTERNAL 1044 SQ FT

WITHIN CONSERVATION AREA



Front (South) Elevation



Side (East) Elevation

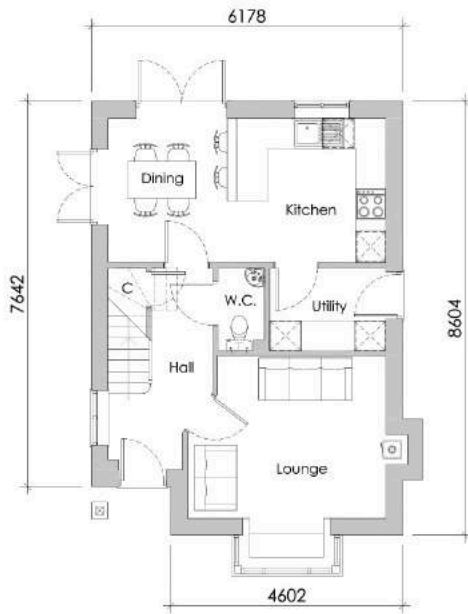


A once in a lifetime opportunity to buy and build your own home in the centre of this very popular Surrey town.

THE PROPERTY

Consent has been granted - Planning Reference WA/2017/0099 to build a detached three bedroom house with a high pitched roof having a gross internal area of 1044 square feet. The house has been designed in such a way that the successful purchaser could utilise the roof space for further accommodation subject to the necessary consent. Located at the northern end of the High Street, the property has a nice westerly facing garden. A lot of care and thought has gone into the design of the building as it is located within the Conservation Area of Haslemere, so materials will have to be sympathetically agreed with the Local Authority to create a beautiful town centre property. All main services are available in the High Street.

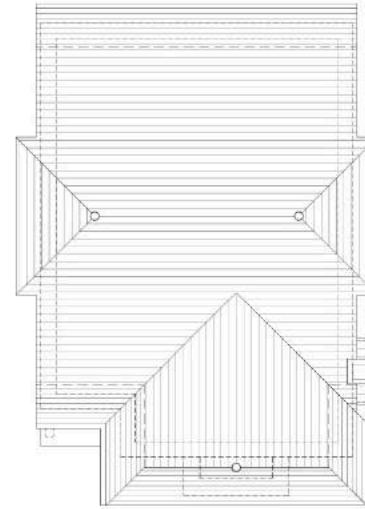
All enquiries to Mark Steward mark.steward@clarkegammon.co.uk



Ground Floor Plan



First Floor Plan



Roof Plan

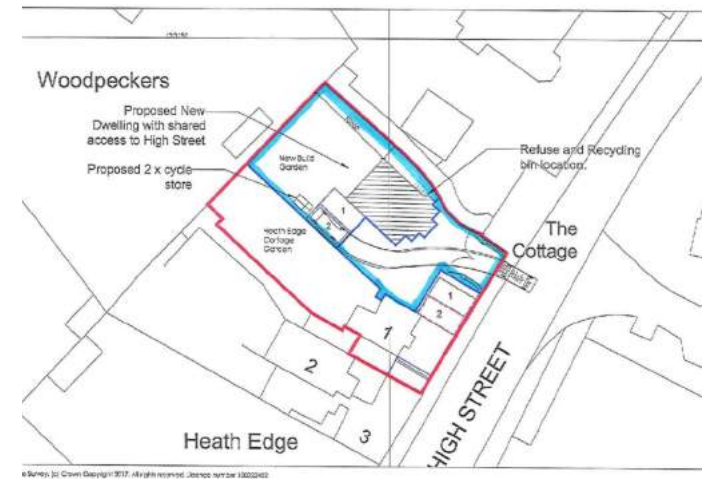
For illustrative purposes only - not to scale

ADDITIONAL INFORMATION

Proof of funds will be required and offers with a delayed completion will be considered subject to Agents verification. Completion can be from the end of March 2018.

Plans drawn by Lewis Visuals

Tel: 01252 714985



SITUATION

Haslemere offers a comprehensive range of shops and boutiques including Tesco, Waitrose and M & S Foodhall, restaurants, public houses and coffee bars. The main line station offers a fast and frequent service into London Waterloo in under one hour. There are two hotels; The Georgian and Lythe Hill both of which have spas. There are two sports centres; The Edge and Haslemere Leisure Centre along with excellent sports facilities at Haslemere Recreation Ground and Woolmer Hill. There are numerous golf courses of high quality - of particular note are Hindhead, Hankley, Blackmoor, Liphook and Old Thorns Golf and Country Estate. There is a good selection of highly regarded state and private schools in the area.

- Main line station 0.6 mile
- A3 access at Hindhead (south) 2.8 miles
- A3 access at Milford (north) 6.9 miles
- Godalming 9.2 miles
- Guildford 14.7 miles

All distances approximate

LOCAL AUTHORITY

Waverley Borough Council. Tel: 01483 523333

COUNCIL TAX

n/a

SERVICES

All main services are available in the High Street



HASLEMERE OFFICE

72 HIGH STREET HASLEMERE SURREY

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

The plot will be found at the northern end of Haslemere High Street almost opposite the Museum.

Viewing can be from the roadside or by appointment with the Agents.

VIEWINGS BY APPOINTMENT ONLY

AGENT'S NOTE

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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

SHERE OFFICE
T: 01483 202 016

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101



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