



Storage building with residential Planning Permission  
Guide Price £175,000

CLARKE  GAMMON  
WELLERS

## Storage building to the rear of Pevensey

BEACON HILL ROAD, HINDHEAD, SURREY GU26 6NT

GUIDE PRICE £175,000

STORAGE BUILDING WITH  
PLANNING PERMISSION TO  
CONVERT TO A RESIDENTIAL  
DWELLING

CLOSE TO SHOPS AND  
AMENITIES

APPROXIMATELY 1200  
SQUARE FEET

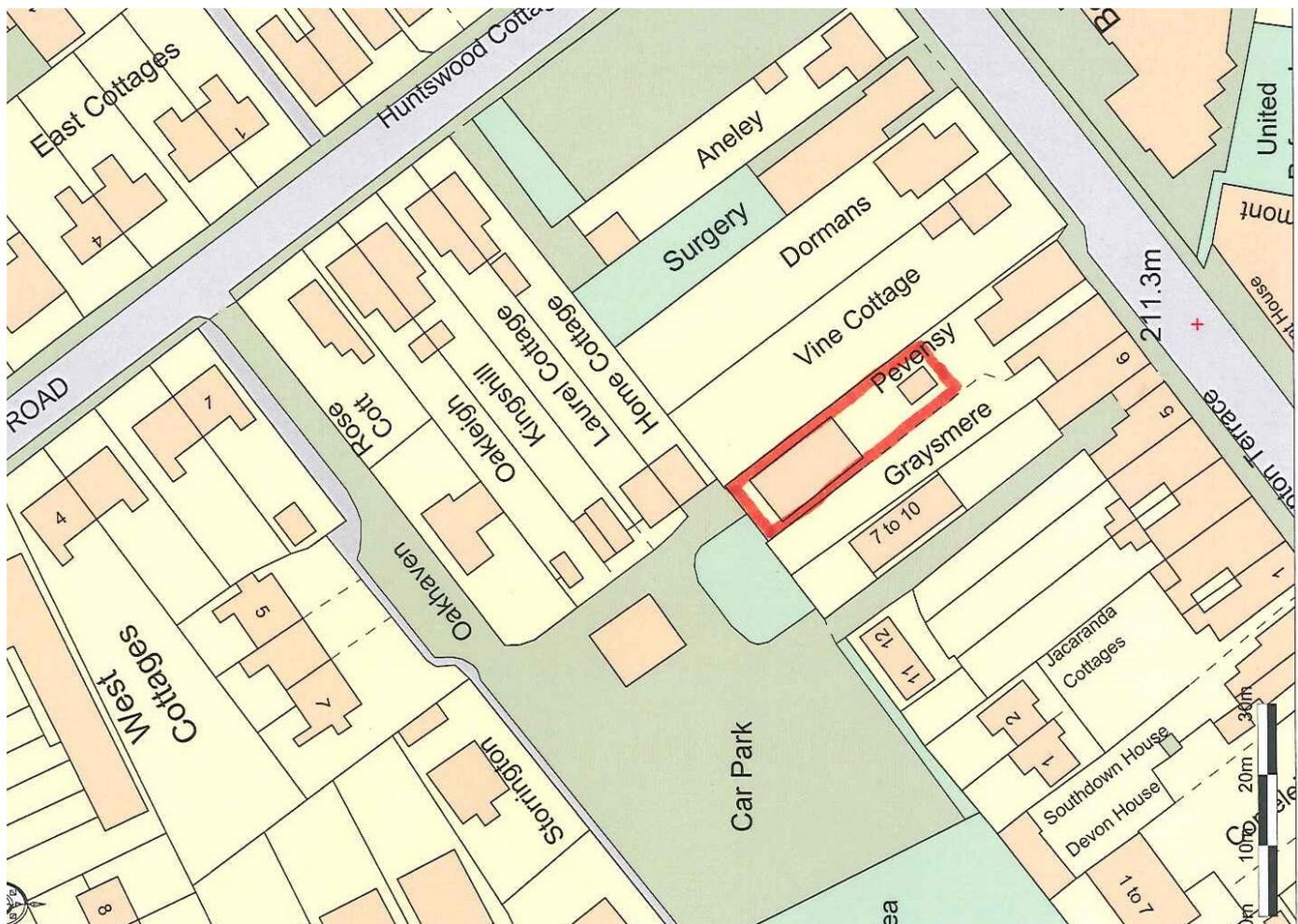
VILLAGE CENTRE LOCATION



An unusual opportunity to acquire a storage building in the centre of Beacon Hill with Planning Permission to convert into a 1200 sq ft residential dwelling.

### THE PROPERTY

A brick and block building of 1248 sq ft (116 sq m) with permission to convert into a two bedroom residential dwelling (Ref: PRA/2016/0007). An appeal was lost on the site recently for two residential dwellings (Appeal Ref: APP/R3650/W/17/3178887). There are a number of opportunities for the interested buyer, Whilst residential consent has been granted, it may be possible to go back for commercial consent subject to the necessary approvals. There is a Right of Way from Beacon Hill Road past Pevensey to the area marked in red, which is the freehold we are selling and there is also access to the rear at Hill Road alongside Oakhaven.



## FURTHER INFORMATION

There is a Levels Survey which may be of interest to potential purchasers.

The plot is for sale on an unconditional basis.

All bids from serious purchasers must be accompanied by proof of funds.

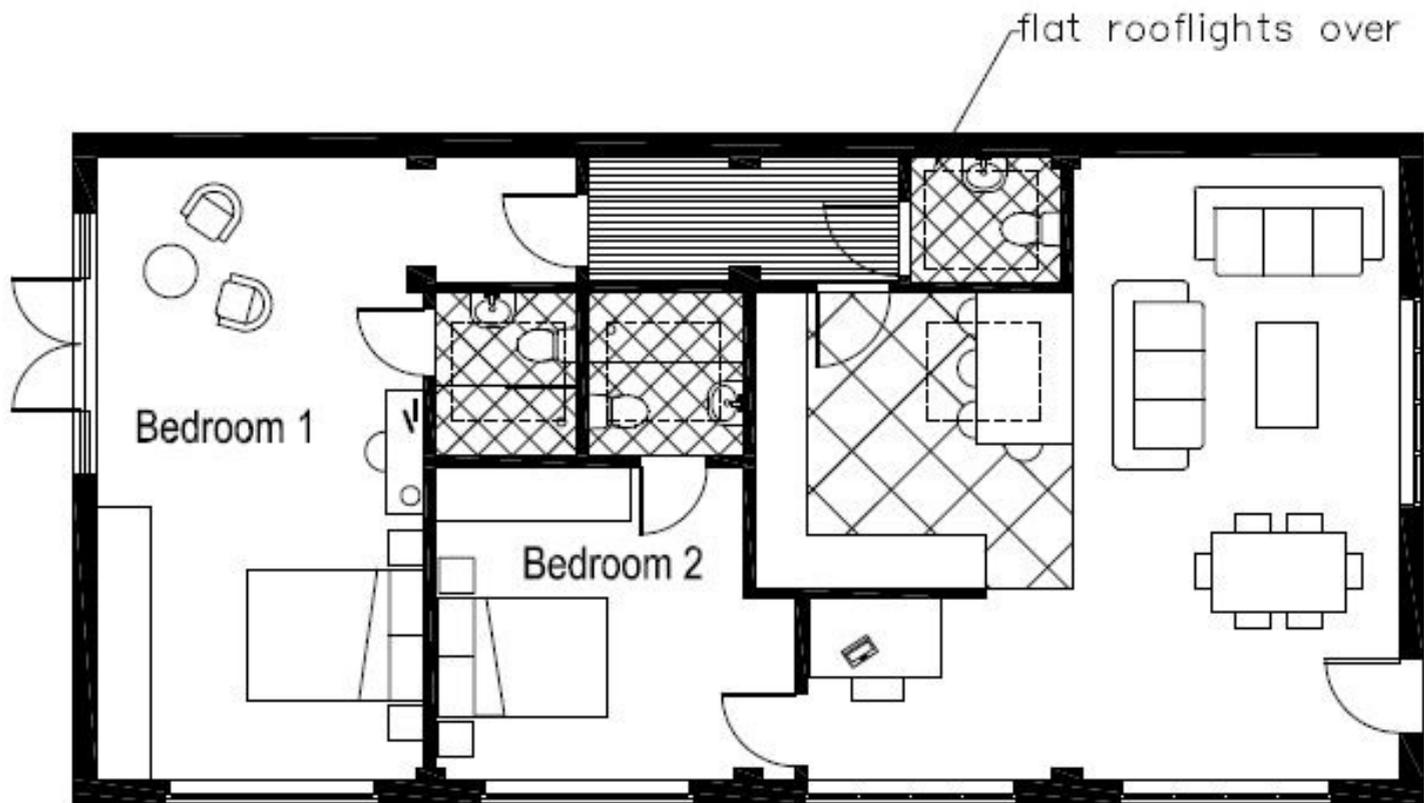
Please see [www.clarkegammon.co.uk/building-plots](http://www.clarkegammon.co.uk/building-plots) for more information or contact Mark Steward on 01428 664800 [mark.steward@clarkegammon.co.uk](mailto:mark.steward@clarkegammon.co.uk)

## SITUATION

Beacon Hill has a parade of village shops catering for day to day needs, an excellent primary school and golf at the renowned Hindhead Golf Club. The A3 is within easy reach offering a speedy connection to Guildford and the motorway network. Haslemere - approximately four miles away - provides a comprehensive range of interesting shops and boutiques, restaurants, public houses and coffee bars together with Waitrose, Tesco and M & S Food. The main line station offers a fast and frequent service into London Waterloo in under the hour. There are two hotels; The Georgian and Lythe Hill both of which have spas and two sports centres - Haslemere Leisure Centre and The Edge with further facilities at Haslemere Recreation Ground and Woolmer Hill. There are excellent schools, both state and private in the immediate vicinity and the whole area is surrounded by countryside much of it National Trust owned.

HASLEMERE MAINLINE STATION 4 miles  
 A3 ACCESS POINT AT HINDHEAD 2 miles  
 FARNHAM 7.8 Miles  
 GUILDFORD 15.6 miles

All distances approximate



Proposed Ground Floor Plan

LOCAL AUTHORITY  
Waverley Borough Council

COUNCIL TAX  
n/a

SERVICES  
There are no services connected, although the public sewer, electricity, water and gas are available nearby and access rights have been reserved to connect the services.

**HASLEMERE OFFICE**

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**DIRECTIONS**

From our offices in Haslemere High Street proceed south turning right behind the Town Hall and continue on passing the railway station, through Weyhill shopping area and proceed until reaching the centre of Hindhead. Bear left at the first and right at the second roundabout towards Farnham (A287). Proceed until reaching the centre of Beacon Hill and turn right into Beacon Hill Road where the property will be found after a short distance on the left.

**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

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