



Scotlands Drive, Haslemere, Surrey GU27 2FJ
Guide Price £325,000 Excluding CIL £70,466.80

CLARKE  GAMMON
WELLS

**LAND ADJ SCOTLANDS COACH
HOUSE
SCOTLANDS DRIVE HASLEMERE
SURREY GU27 2FJ**

Guide Price £325,000 Excluding CIL

0.2 acre building
plot

Main line station 0.5
miles

Four bedrooms

Detailed Planning
Permission Ref:
WA/2019/1540

Town Centre 0.5
miles

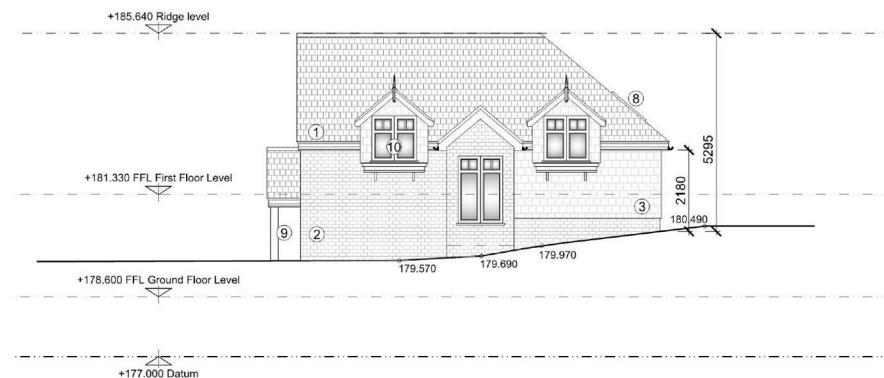
Open plan ground
floor

Two bathrooms

Parking



North-East Elevation



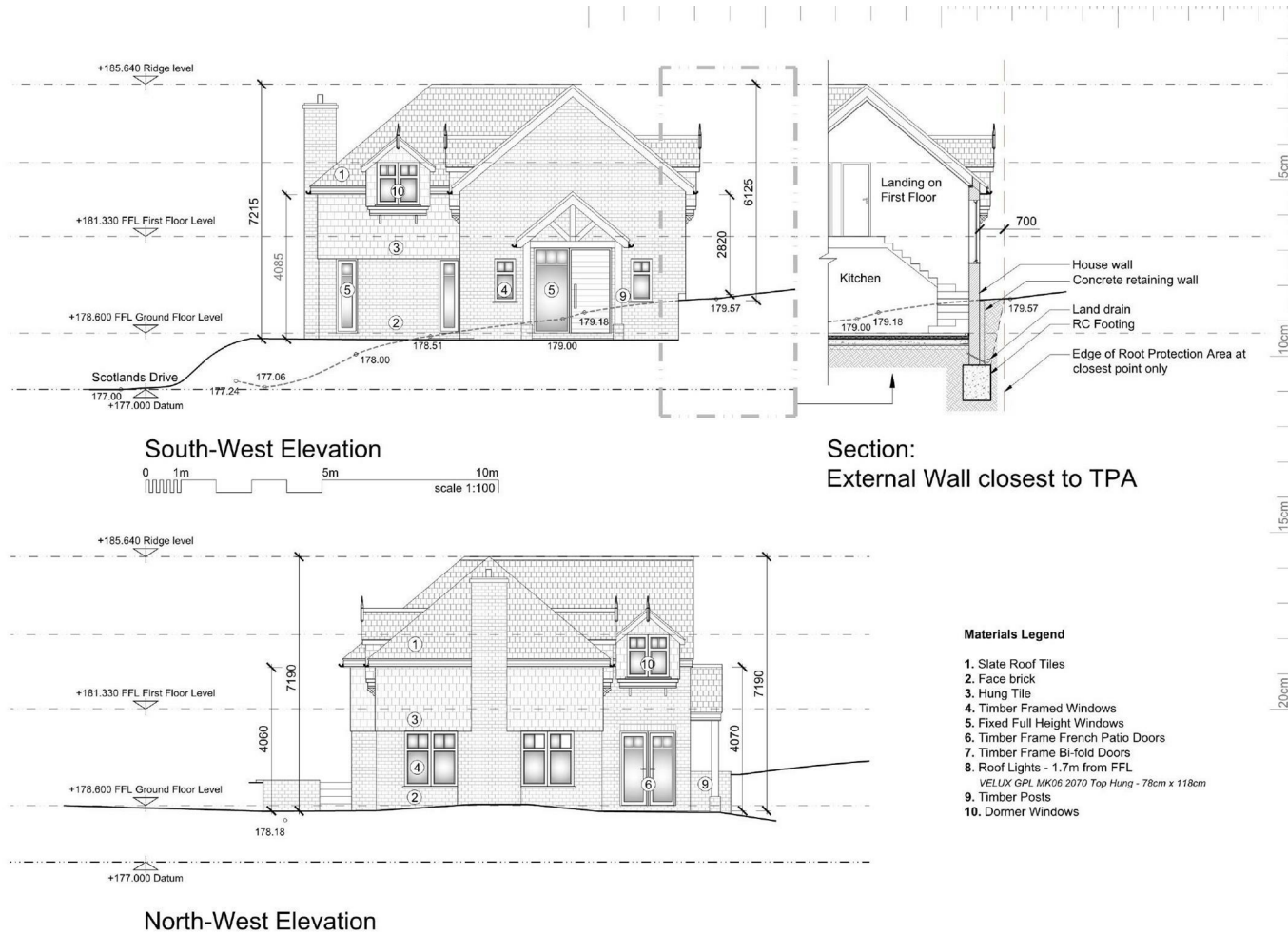
South-East Elevation

Materials Legend

1. Slate Roof Tiles
2. Face brick
3. Hung Tile
4. Timber Framed Windows
5. Fixed Full Height Windows
6. Timber Frame French Patio Doors
7. Timber Frame Bi-fold Doors
8. Roof Lights - 1.7m from FFL
VELUX GPL MK06 2070 Top Hung - 78cm x 118cm
9. Timber Posts
10. Dormer Windows

**A very interesting and rarely
available building plot of 0.2 acre
within walking distance of the
Town Centre having consent for
a 155.9 sq m (1,678 sq ft)
property.**





FURTHER INFORMATION

CIL Liability £70,466.80

VIEWINGS

The site can be viewed at your leisure but please notify us before you plan to visit 01428 664800 or mark.steward@clarkegammon.co.uk.

NB Please do not disturb the owners who are in residence in the property next door. All questions to be direct to the Agent, Mark Steward.



SITUATION

The plot is in an excellent position within walking distance of Haslemere main line station and High Street. Haslemere offers a comprehensive range of shops including Waitrose, M & S Food, Tesco, Boots, Lloyds Pharmacy, Space NK and W H Smith along with boutiques, restaurants, public houses and coffee bars including Costa. There are two hotels; The Georgian in the High Street 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 School. Golf can be enjoyed at several high quality courses nearby. The area is renowned for its excellent schools, both state and private. The main line station provides a fast and frequent service into London Waterloo in under one hour and the A3 can be accessed at the Hindhead Tunnel or Milford, giving connections to the M25, Heathrow and Gatwick airports and the south coast. The whole area is surrounded by many acres of countryside much of it National Trust owned.

High Street 0.5 miles
Main Line Station 0.5 miles on foot, 1 mile by car
A3 access at Hindhead 4 miles
Guildford 15 miles
Heathrow Airport 36 miles
Gatwick Airport 47 miles via A3, M25 & M23, 36 miles across country

All distances approximate

LOCAL AUTHORITY

Waverley Borough Council
The Burys
Godalming
Surrey
GU7 1HR
01483 523333

SERVICES

All main services are available in the road



CGW HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst) proceed over the brow of the hill and Scotlands Drive will be found on the left hand side shortly after passing Hollyridge on the right. Once in Scotlands Drive the plot will be found on the right hand side.

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

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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