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The Old Coach House, Westdown, Hindhead, GU26 6BQ
Guide Price £275,000 Freehold

CLARKE  GAMMON
1919

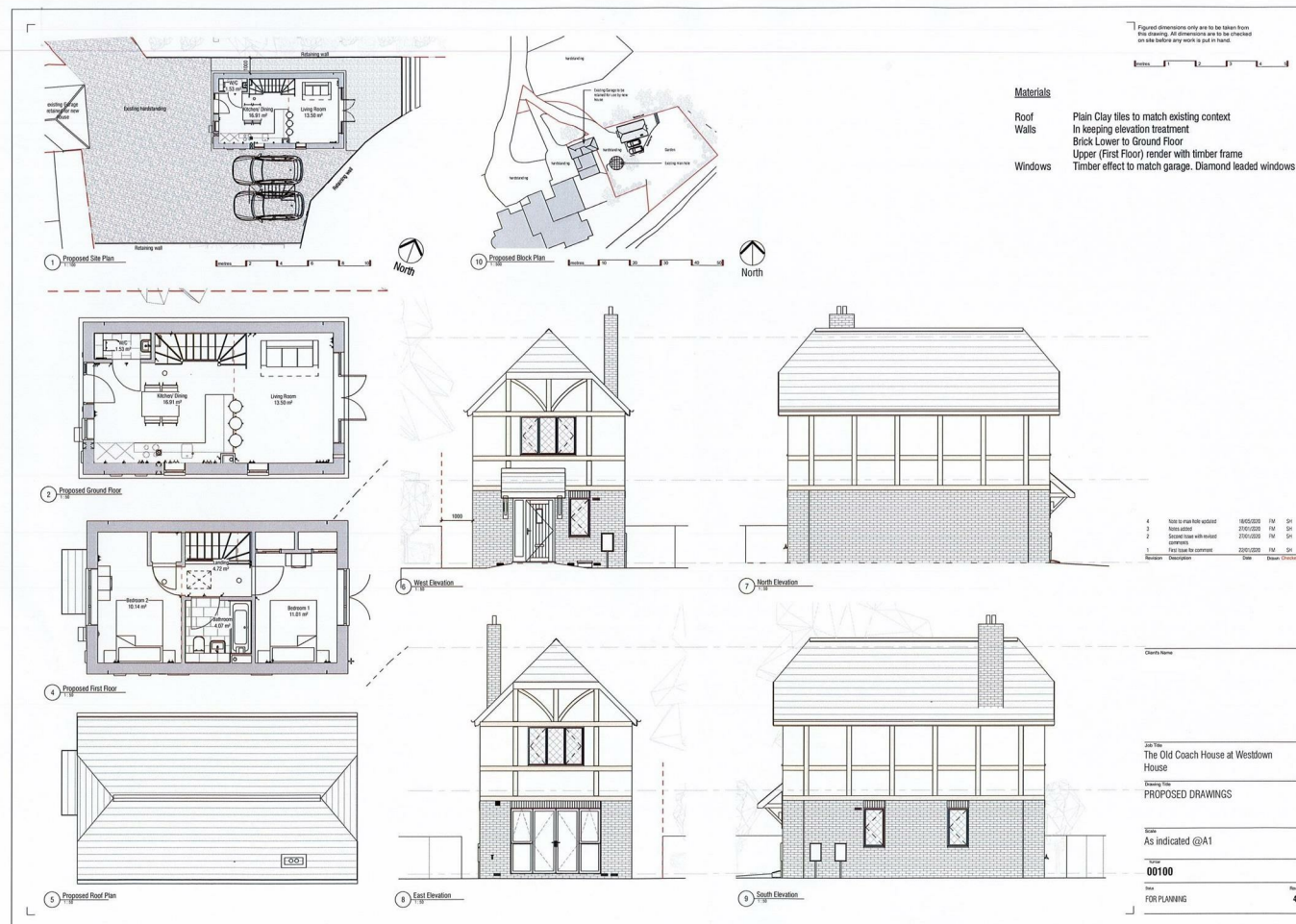


THE OLD COACH HOUSE WESTDOWN HINDHEAD SURREY GU26 6BQ

Guide Price £275,000

Planning Permission for
two bedroom two
storey house of 65 sq m
Approximately 0.2 acre

Lapsed consent for
garage conversion



An interesting and unusual plot
for a small new build two
bedroom two storey house of 65
sq m plus an existing garage
with a lapsed consent for a one
bedroom conversion.

THE PROPERTY

The vendor has resubmitted the Planning Permission for the conversion of the garage. The area outlined in red is the freehold title of the plot, the area outlined in blue is owned by the Highways Agency. There is no access to this land and no dialogue has been entered into for this land although our vendor has enclosed the land within the plot under his ownership. The sale will not be subject to any negotiations with the Highways Agency and is not being sold with any insurance policies, warranties or guarantees other than a Statutory Declaration from the vendor. There are rights of way through the area outlined in blue for deliveries of oil to the adjoining property.

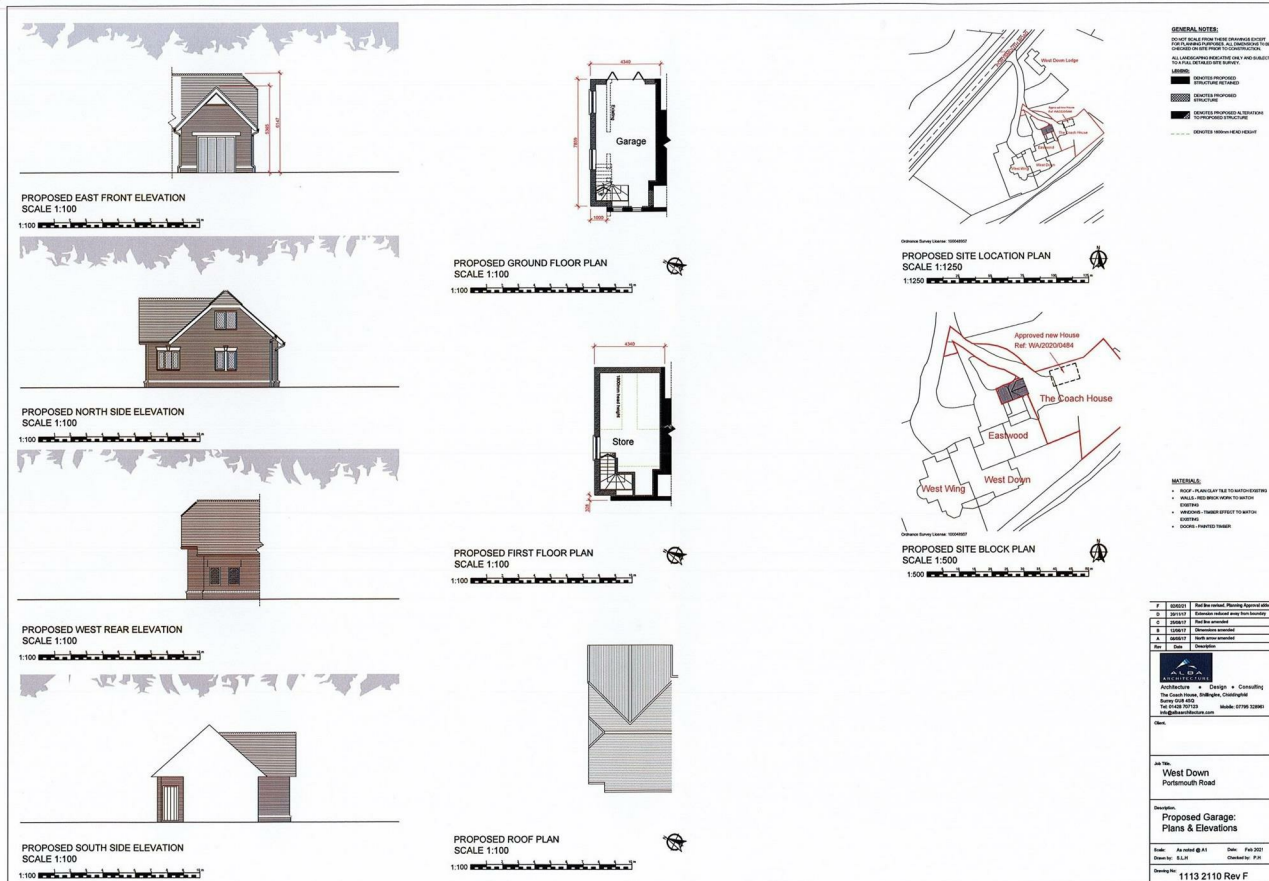
FURTHER INFORMATION

Planning reference for new house WA/2020/0484.

Lapsed consent for garage conversion reference WA/2018/0204

Viewings can be undertaken at own risk - access can be gained around the gate.

The boundaries between the Highways land the freehold title are not marked so any purchaser must satisfy themselves of the boundary locations.



SITUATION

West Down is set back from the A333 Portsmouth Road and to the rear is the A3. The local BP petrol station just 0.2 miles away has an M & S convenience store and a little farther away is a small parade of shops with convenience store, cake shop and dental surgery. Grayshott is just under one mile distant and provides a good range of day to day shops and amenities. Haslemere offers an excellent range of amenities including Waitrose, M & S Food, sports centres, hotels and spas. The main line station offers a fast and frequent service into London Waterloo from 49 minutes. There is nearby access to the A3 serving Guildford, London and the South Coast. The area is renowned for its excellent state and private schools and much of the surrounding countryside is within an Area of Outstanding Natural Beauty. The National Trust owned Devil's Punch Bowl and Hindhead Common are within walking distance.

A3 access point 0.2 miles
 Devils Punchbowl beauty spot 0.7 miles
 Grayshott 0.8 miles
 Haslemere Town Centre 3.5 miles
 Farnham 9.5 miles
 Guildford 14 miles

All distances approximate



LOCAL AUTHORITY

Waverley Borough Council

SERVICES

Mains water and electricity are nearby
Drainage would be by way of a private system

30th March 2021 MPS/dr

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street. Continue on this road until reaching the roundabouts in the centre of Hindhead. Take the first exit on both roundabouts and the same on the roundabout by the BP petrol station and the entrance to West Down will be found on the left hand side after about 0.2 mile.

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
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