



**Rectory Lane, Bramshott, Liphook, Hampshire GU30 7QZ**  
**Guide Price £600,000**

# Wood Cottage

RECTORY LANE LIPHOOK HAMPSHIRE GU30 7QZ

Guide Price £600,000 Freehold

A truly exceptional opportunity to purchase a level building plot of 1.069 acres in a private country setting having consent for a two storey 221 sq m residential dwelling (2,400 sq ft) with garaging.

The plot has been created from the demolition of a small bungalow and outbuildings along with land given by an adjoining property. Further land of approximately 8.8 acres (under separate ownership) is for sale if a buyer wished to purchase paddock land.

With the current consent it is estimated the value of the finished property will be around £1.5m to £1.75m depending upon the final sized constructed, specification and market conditions.

Unaccompanied viewings can be undertaken, but please take care.

## SALES PROCESS

No closing date for bids has been fixed, but it is the intention to gather bids before Christmas 2021 possibly followed by best and final offers early in the New Year.

All offers to be received in writing (post or email) to Mark Steward with the amount, proof of funds or an explanation of where funds will be coming from and any special conditions.

Completion date to be agreed, but ideally before the end of January 2022.

- **Building plot for sale**
- **Level 1.069 acre site**
- **Planning permission granted for a two storey 221 sq m residential dwelling (2,400 sq ft) with garaging**
- **CIL payment: £25,878.15**
- **Easy access to A3**
- **Exceptional opportunity**
- **Country setting**
- **Planning Reference: East Hampshire District Council 57260/003**
- **Services: Mains water and electricity, private drainage**
- **Liphook Village Centre amenities 1.5 miles**

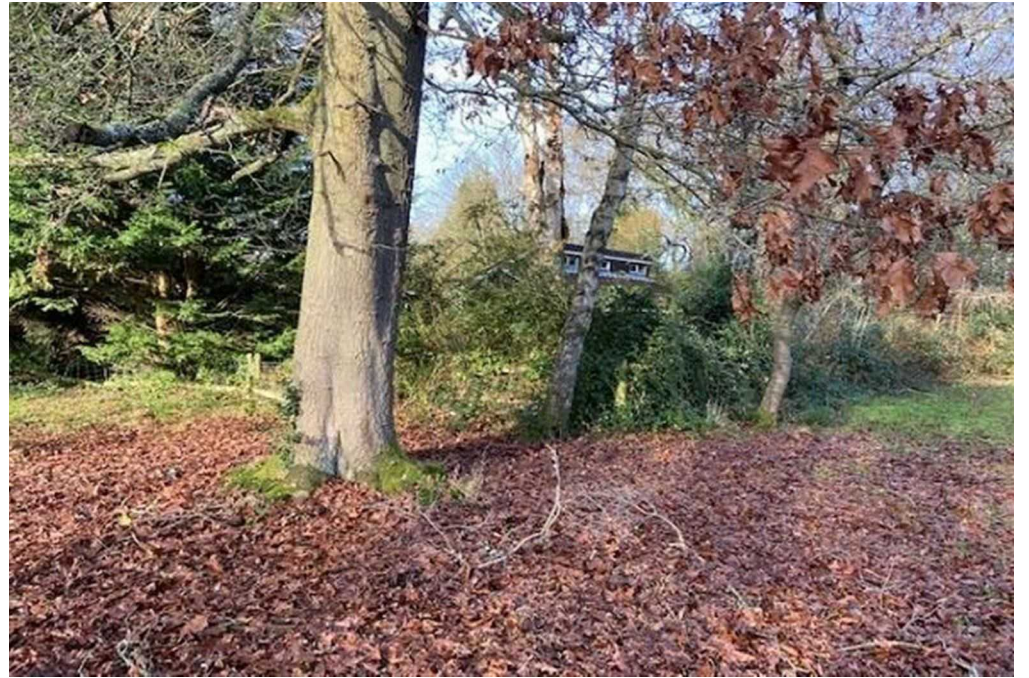
## CG HASLEMERE

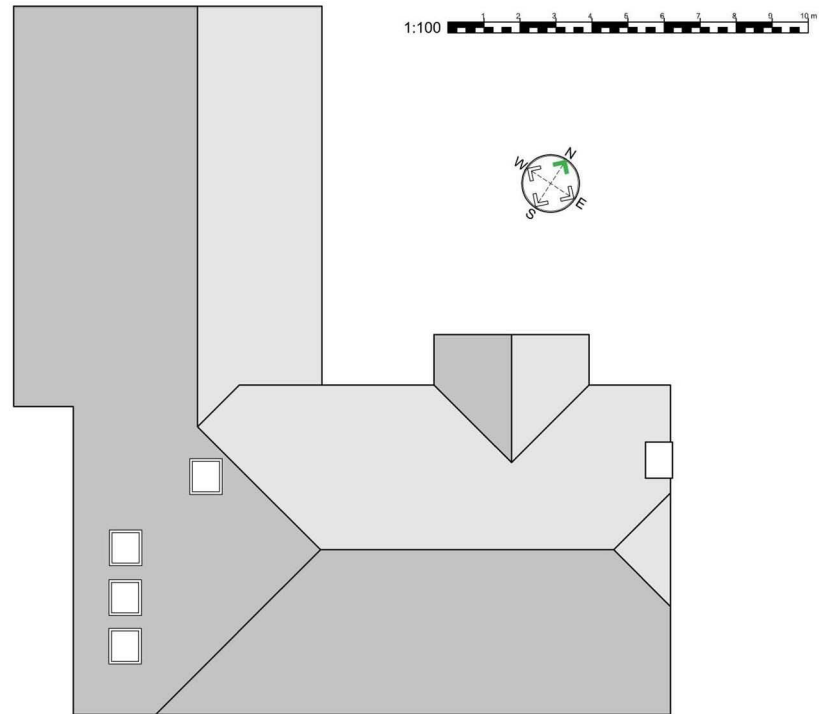
72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

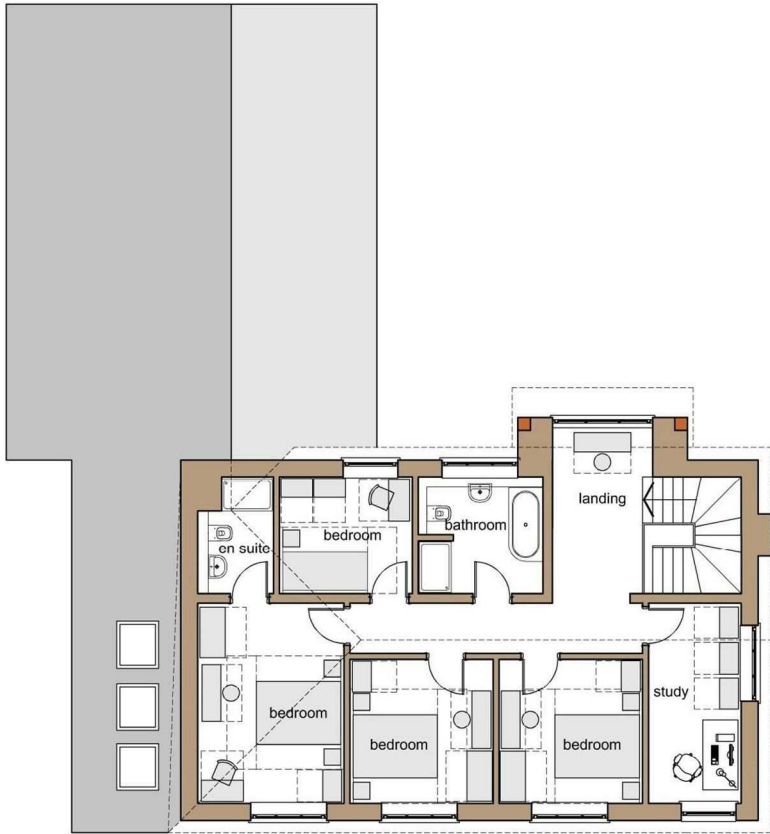
T: 01428 664800

E: [haslemere.sales@clarkgammon.co.uk](mailto:haslemere.sales@clarkgammon.co.uk)

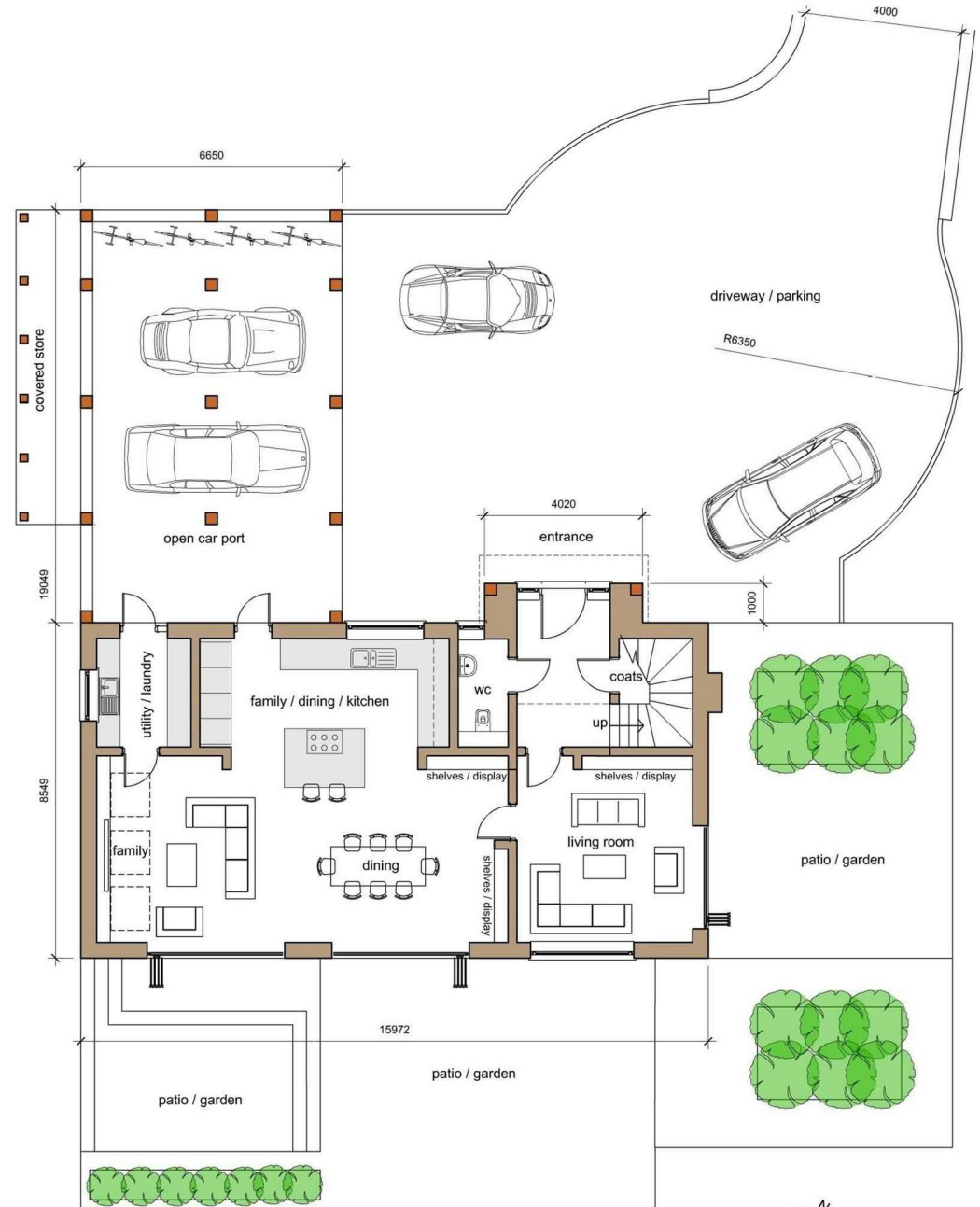
[clarkgammon.co.uk](http://clarkgammon.co.uk)







FIRST FLOOR



GROUND FLOOR





## SITUATION

Bramshott lies just north of the A3 interchange within 1.5 miles of Liphook which provides an excellent range of shops and amenities including Sainsbury's supermarket, Lloyds bank, Lloyds Pharmacy, main line station into London Waterloo in just over the hour and Champneys Forest Mere. Further amenities can be found in Grayshott approximately 3 miles away and Haslemere (5 miles) which has an excellent range of independent shops and chains including Waitrose and M & S Food along with a main line station offering a fast service into London Waterloo from 47 minutes. Close by are miles of open countryside, much of it National Trust owned, including Bramshott Common, Ludshott Common and Waggoners Wells where walking, cycling and horse riding can be enjoyed. There are several excellent golf courses in the area including Hindhead, Liphook, Old Thorns and Hankley Common. Goodwood, the home of horse racing, Festival of Speed and Revival is within easy reach as is Chichester where sailing can be enjoyed. There are excellent schools for all ages both state and private in the area and a fine selection of pubs and restaurants.



1:500  
50 metre scale  
1m 5m 10m 20m 40m 50m

LAND AT OUTWOODS - TOPOGRAPHIC SURVEY

## DIRECTIONS

From the centre of Liphook take the London Road out of the village and over the A3 turning left shortly after into Church Road. Continue on passing the Church on your left and around the right hand bend into Rectory Lane where the drive leading to the property will be found on the right hand side.

13th December 2021 MPS/dr

**A3 access 0.5 miles**  
**Liphook Village Centre 1.5 miles**  
**Grayshott 3 miles**  
**Haslemere 5 miles**  
**Farnham 12 miles**  
**Guildford 16 miles**  
**All distances approximate**



**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

