



Kings Road, Haslemere, Surrey
Guide Price £800,000 Freehold

CLARKE  GAMMON

**HOUSE & PLOT 34 KINGS ROAD
HASLEMERE SURREY GU27 2QG**

Guide Price £800,000

Residential development
opportunity

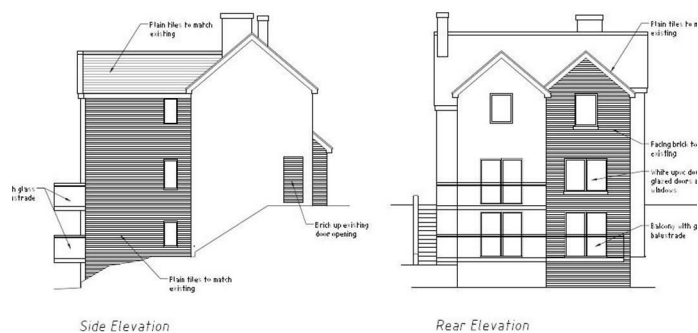
Adjoining building plot

Approximately 0.5 acres

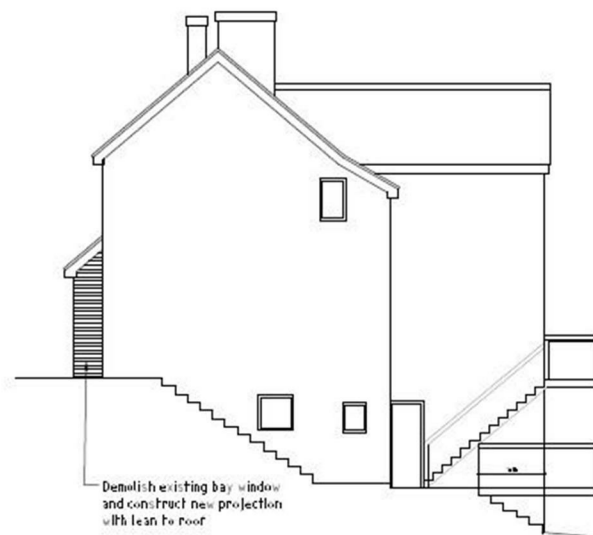
Detached house requiring
modernisation

Planning Permission granted

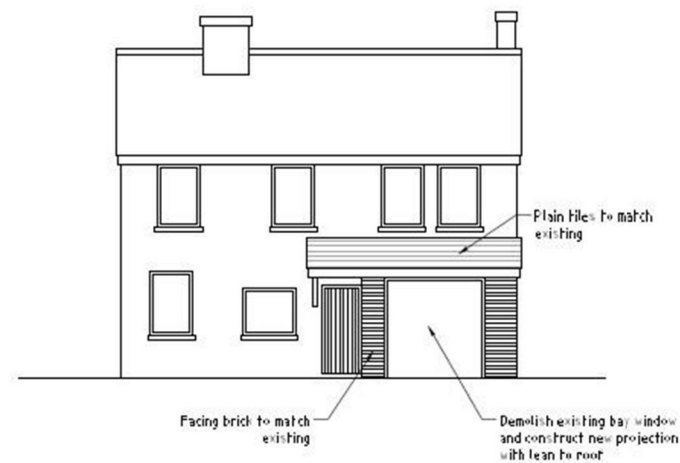
Close to main line station



Proposed elevations



Side Elevation



Front Elevation

Proposed elevations

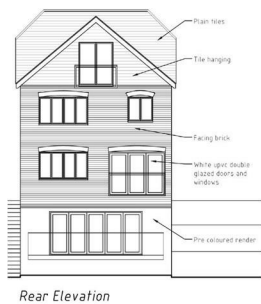
EXISTING PROPERTY

**An interesting residential
development opportunity
comprising an attractive detached
Edwardian house in need of
refurbishment with Planning
Permission to extend and a
consented building plot alongside.**

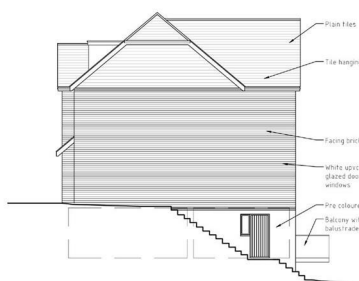
THE PROPERTY

Just over 0.5 miles from the Town Centre and close to the main line station, an interesting residential development opportunity comprising an attractive detached Edwardian house in need of refurbishment with Planning Permission to extend and a consented building plot alongside. The house currently is 1650 sq ft with consent for an extension that includes converting the current sitting room into a parking space. The building plot has Planning Permission for a detached multi level town house of 2,258 sq ft gross internal including garage.

The property and plot can be viewed externally at any time, but care is advised as the lower part is heavily overgrown and wellingtons are advised. Please be aware there is a stream at the bottom of the garden.



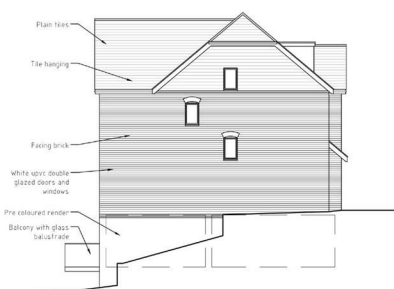
Rear Elevation



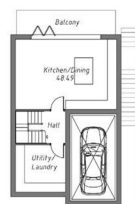
Side Elevation



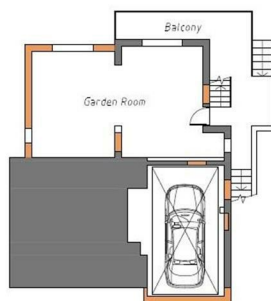
Front Elevation



Side Elevation



Lower Ground Floor Plan
Total Internal Floor Area
269.70m²
2887 sq ft



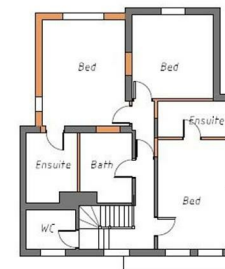
Lower Ground Floor Plan

Total Internal Floor Area
186.20m²
2003 sq ft



Ground Floor Plan

Proposed floorplan

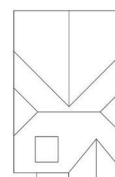


First Floor Plan

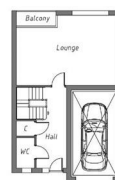
EXISTING
PROPERTY



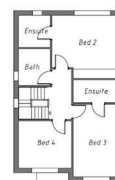
Second Floor Plan



Roof Plan



Ground Floor Plan



First Floor Plan

FURTHER INFORMATION

The CIL Liability has yet to be assessed, but is likely to be approximately £80,000

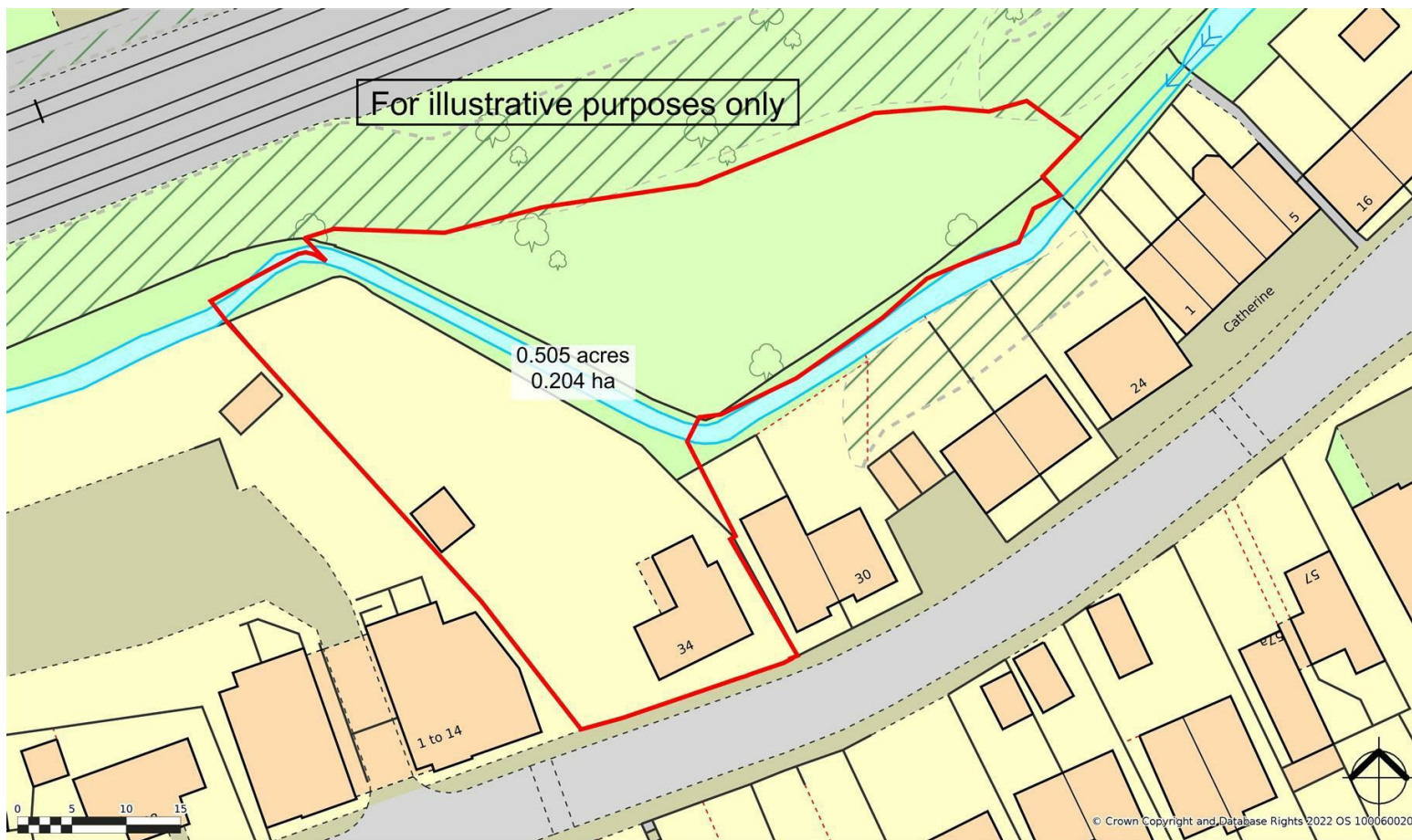
The Planning Permission was granted on 23rd December 2021 Ref: WA/2020/1793

SITUATION

The property is in an excellent position just a short walk to Haslemere main line station and a level 0.7 mile walk of the Town Centre. Also within walking distance are the shops and amenities in Weyhill which include Tesco and M & S Food and Haslemere Leisure Centre. Haslemere town centre offers a comprehensive range of shops including Waitrose, Boots, 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 which has a spa. 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.

Main line station 0.2 miles
Shops & amenities in Weyhill 0.3 miles on foot
High Street 0.7 miles
A3 access at Hindhead 3.5 miles
Guildford 17 miles

All distances approximate



LOCAL AUTHORITY

Waverley Borough Council

SERVICES

All main services are connected to the existing property

30th March 2022 MPS/dr

CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

E: haslemere.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street taking the left hand turning into Kings Road immediately after the pedestrian crossing outside the railway station. The property will then 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

