

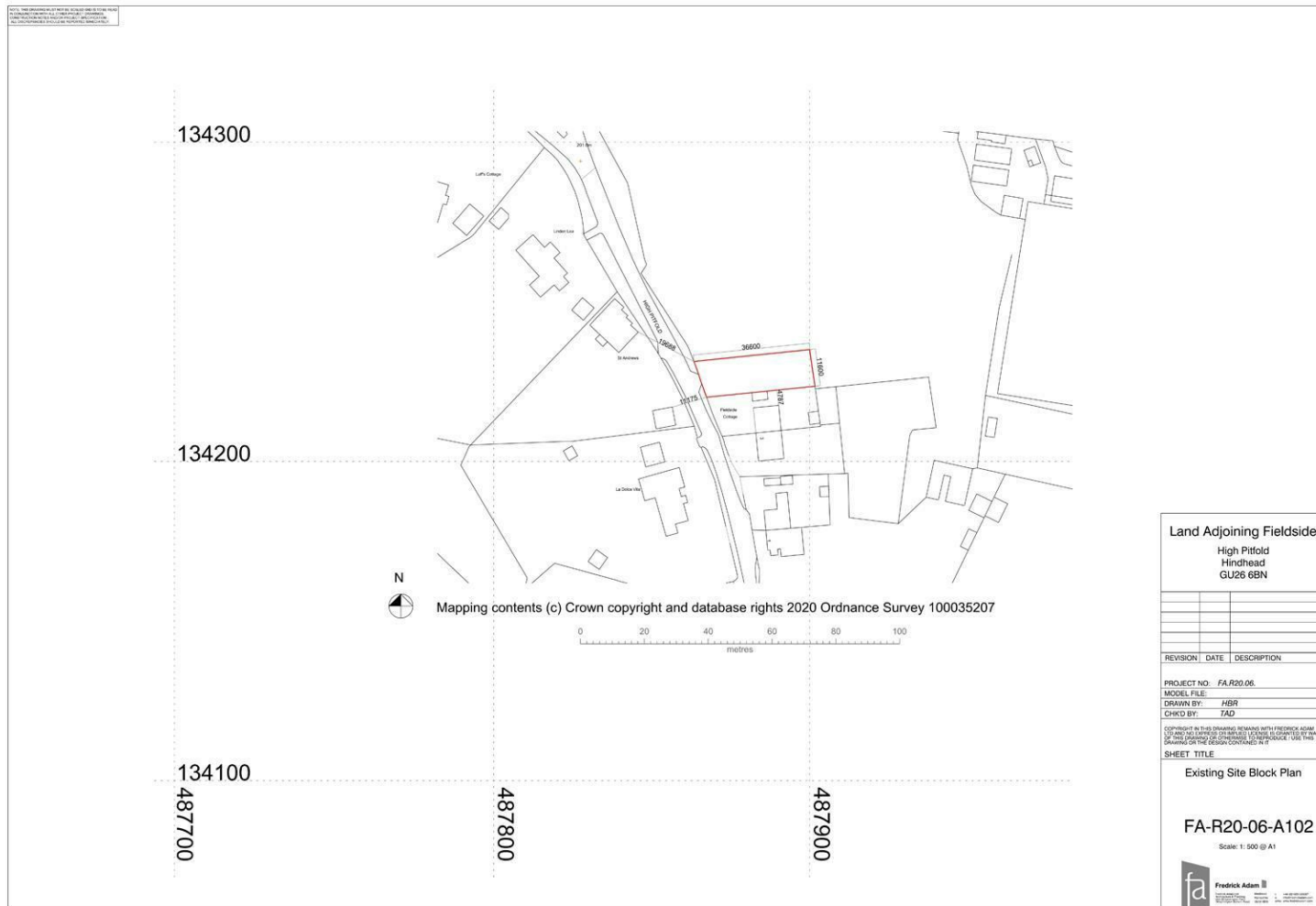


**LAND TO THE NORTH OF FIELDSE COTTAGE HIGH PITFOLD HINDHEAD SURREY
GU26 6BN
GUIDE PRICE £340,000 FREEHOLD**

**BUILDING PLOT
ELEVATED LOCATION

PRIVATE DRAINAGE**

**OUTLINE CONSENT FOR 1 DWELLING
MAINS WATER, ELECTRICITY AND GAS
AVAILABLE
0.123 ACRE (498.16 SQ M)**



THE PROPERTY

An attractive elevated building plot of 0.123 acre (498.16 sq m) having outline planning consent (Waverley Borough Council Reference WA/2021/01236) for a three bedroom 1,660 sq ft house.

Set on an elevated plateau above Nutcombe Valley, plots of this nature are in extremely short supply. There is a neighbour to one side and open fields/amenity land to the rear and side.

SERVICES Private drainage, mains water, gas and electricity available in the road.

CIL payment - £73,000

NB

Reserve matters will need to be agreed with Waverley Borough Council.

For sale by Private Treaty and not subject to reserve matters application.

Offers to be accompanied by proof of funding.

Unaccompanied viewings can take place at potential buyers' leisure, due care to be taken whilst on site.

SITUATION

High Pitfold has convenient access to the A3 and Bramshott and Hindhead Commons where walking, horse riding and cycling can be enjoyed. Hindhead provides a BP petrol station with M & S convenience store and a small parade of shops with convenience store inc. Post Office counter, cake shop and dental surgery. Nearby Grayshott has a good range of day to day shops and amenities including Sainsbury Local and Co Op. Haslemere offers a comprehensive range of shops including Tesco, M & S Food and Waitrose, along with boutiques, restaurants, public houses and coffee bars and main line station offering a fast and frequent service into London Waterloo. The nearby A3 provides links to London, the south coast and motorway network.

DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street continuing on through Weyhill, over the traffic lights by Tesco and onto Hindhead Road. Proceed for approximately one mile then turn left into Nutcombe Lane then sharp left into Glenlea. After the steep hill continue into High Pitfold where the land will be found on the right hand side.

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