



Canes Lane, Lindford, Bordon, Hampshire
Guide Price £335,000 Freehold



**LAND ADJ THE OAKS 1 CANES LANE
LINDFORD HAMPSHIRE GU35 0RP**

Guide Price £335,000

| | |
|--|-----------------------------|
| Building plot | Secluded location |
| PP for a pair of semi detached houses | Close to Bordon Inclosure |
| Easy reach of amenities and travel links | Unconditional offers sought |



W Proposed Front Elevation 1:100



S Proposed Side Elevation 1:100



E Proposed Rear Elevation 1:100



N Proposed Side Elevation 1:100

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Rev. B
Remark
Date

CLIENT

PROJECT ADDRESS
Land Adjacent To 1
The Oaks, Canes Lane,
Lindford, Bordon, Hampshire

PROJECT
New Dwellings
Comprising of 2 Semi Detached Houses

Doc. date 07 June 2022
Drawing Status:
PLANNING ISSUE
Scale: 1:100
Print @ A3

Planning Drawings
Proposed Elevations
B-02

Checked by: NW

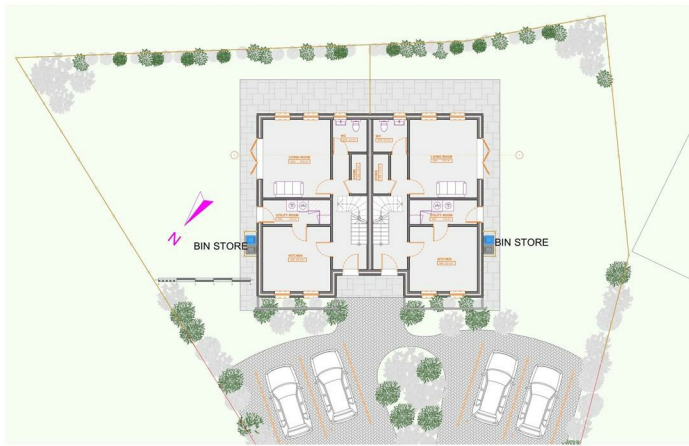
not for construction

A very interesting and secluded plot of approximately 0.14 acres having consent for a pair of semi detached houses each with a gross internal area of 1082 sq ft.

THE SITE

The site is situated close to the Bordon Inclosure, which is designated as a SANG (Suitable Alternative Natural Greenspace), that has been created for the recreational use of everyone.

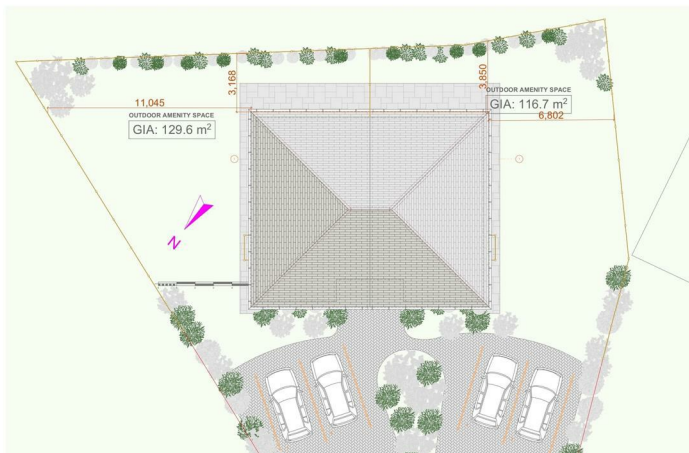
Consented land is in such short supply at present so this site which is tucked away in a residential area is a very desirable asset. Being of quite a good width, the Agent feels that someone may consider looking at re-planning the site for a terrace of three units although subject to planning offers will not be entertained.



Proposed Ground Floor Plan 1:100



Proposed First Floor Plan 1:100



Proposed Roof Plan 1:100

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 The Oaks, Canons
 Lane, Lindford,
 Bordon, Hampshire
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 Proposed Plans
B-01
 Checked by: NW

FURTHER INFORMATION

Planning Ref: East Hampshire District Council 59140

All main services are available close to the site.

CIL Payment £16,005.83

Unconditional offers are being sought.

Unaccompanied viewings can be undertaken. Care is advised.

The vendor reserves the right to request a non returnable deposit on acceptance of an offer.

SITUATION

Lindford provides a small parade of shops including a Spar convenience store and the popular Royal Exchange pub/restaurant. Situated close by, Bordon, which is undergoing regeneration, provides shopping for all day to day needs including Tesco and Lidl, schools for all ages, doctor and dental surgeries and a leisure centre. The nearby villages of Liphook and Grayshott also offer a good range of shops and amenities with Liphook having a main line station on the London Waterloo to Portsmouth line and the award winning Bohunt Academy and Sixth Form. The close by A325 provides links to Farnham and the M3 and the A3 can be accessed at Liphook or Hindhead which provides links to the south coast, London and motorway network.

Village amenities 0.4 miles
 Bordon (by car) 1.7 miles
 Liphook 4 miles
 Grayshott 5 miles
 A3 access at Hindhead 6 miles
 Farnham 8 miles

All distances approximate



LOCAL AUTHORITY

East Hampshire District Council

OFFERS AND ENQUIRIES

All enquiries to Mark Steward 01428 664800

Offers to be submitted in writing to
mark.steward@clarkegammon.co.uk

or

Clarke Gammon
 72 High Street
 Haslemere
 Surrey
 GU27 2LA

27th March 2023 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 Liphook take the B3004 proceeding for approximately 3.5 miles until reaching Lindford. At the mini roundabout take the 1st exit into Windsor Road then immediately right into Taylors Lane. Continue to the end and Canes Lane will be seen directly in front of you. From the A33 follow signs for the A333 Hindhead & Grayshott. Upon reaching Hindhead take the 1st exit at the mini roundabout towards Grayshott. Proceed for approximately 5.5 miles following signs for Headley and Bordon. At the junction with the B3004 proceed straight ahead into Chase Lane and Canes Lane will be found on the right after 0.3 miles.

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

