



Vann Road, Fernhurst, Haslemere, Surrey
Guide Price £345,000 Freehold

**PLOT ADJ BRAMLEYS 36A VANN
ROAD FERNHURST HASLEMERE
SURREY GU27 3JN**

Guide Price £345,000

Freehold building plot for
sale

Detailed consent granted

Detached 2,300 sq ft gross
dwelling

Four bedrooms

Detached double garage

0.2 acre



PROPOSED SOUTH WEST
(FRONT) ELEVATION 1:50



PROPOSED SOUTH EAST
(SIDE) ELEVATION 1:50



PROPOSED NORTH EAST
(REAR) ELEVATION 1:50



PROPOSED GARAGE PLAN 1:50

PROPOSED FRONT ELEVATION 1:50
(SOUTH WEST)

PROPOSED REAR ELEVATION 1:50
(NORTH EAST)

PROPOSED RIGHT ELEVATION 1:50
(SOUTH EAST)

PROPOSED LEFT ELEVATION 1:50
(NORTH WEST)

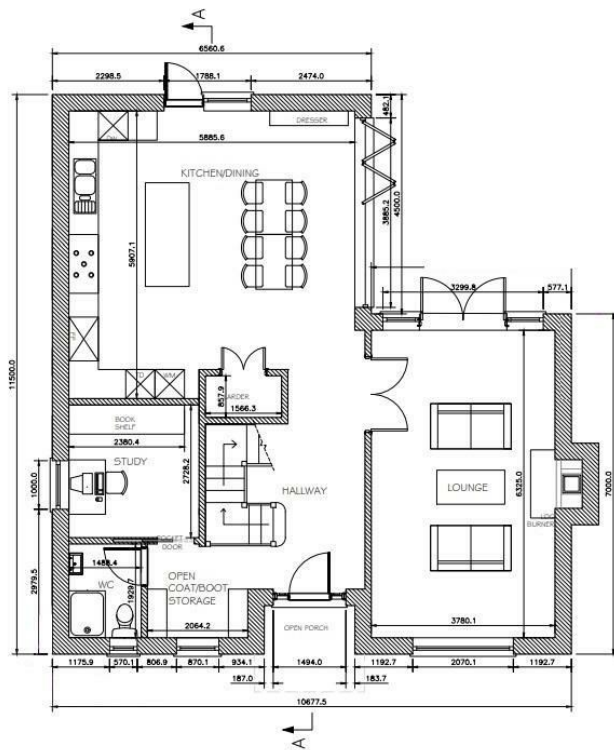
**A quietly situated garden
building plot of 0.2 acre having
detailed consent for a four
bedroom detached 2,300 sq ft
gross dwelling with double
garage.**

THE PLOT

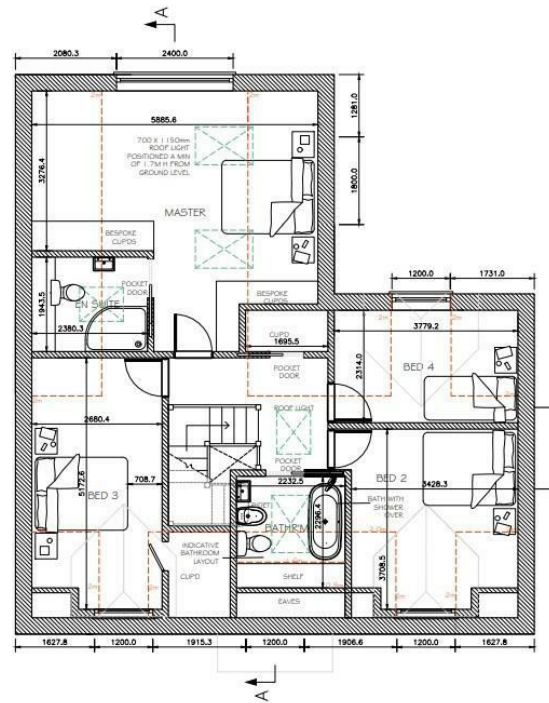
Set back from the road on a gentle slope, a garden building plot of 0.2 acre having detailed consent granted for a four bedroom detached 2,300 sq ft gross dwelling with double garage.

Planning references: SDNP/20/02578/FUL & SDNP/22/01162/DCOND

Located within the South Downs National Park, plots of this nature are in extremely short supply and rarely available. Properties of this type in the vicinity would generally sell for between £1m and £1.25m.



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50

FURTHER INFORMATION

CIL Payment: £53,588.63

All main services are available in the road

Our vendor requests a build programme

All offers to include proof of funding

The driveway access (shown blue on the plan) is owned by the adjoining property and full rights of access and services have been granted. A share of driveway maintenance will be put in place.

*all plans and images for illustrative purposes only and not to scale



SITUATION

Surrounded by beautiful countryside on the Surrey/West Sussex border and within the South Downs National Park, Fernhurst offers day to day amenities as well as the opportunity for scenic walks and riding. There is a newsagent / general store, greengrocer, chemist, hairdresser, doctors surgery, primary school and village hall. The Red Lion, a popular public house overlooks the village green and close by are the Kings Arms and Duke of Cumberland at Henley. Nearby Haslemere provides a comprehensive range of shops, boutiques, coffee houses, restaurants, public houses as well as M&S Food Hall, Waitrose, Tesco, Costa and Space NK. The main line station offers fast and frequent services into London Waterloo from 49 minutes. There is a good selection of state and private schools for all ages in the area.

Village Centre shops and amenities 0.1 miles
 Primary School 0.4 miles
 Haslemere High Street 3.5 miles
 Haslemere Main line station 3.8 miles
 Midhurst 5 miles

All distances approximate



LOCAL AUTHORITY

Chichester District Council / South Downs National Park

SERVICES

All main services available in the road

VIEWINGS

Unaccompanied viewings can take place, but please respect the neighbours

11th April 2023 MPS/dr

CG HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then 2nd left up Shepherds Hill (A286 Midhurst) Continue out of the town and after approximate three miles you will enter Fernhurst. Turn right at the crossroads in the centre of the village into Vann Road and the plot will be found on the right hand side shortly after passing West Close.

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

