



**The Chicken Shed, Headley Down, Hampshire**  
**Guide Price £425,000 Freehold**

CLARKE  GAMMON

**THE CHICKEN SHED RED LANE  
HEADLEY DOWN HAMPSHIRE GU35 8SR**

**Guide Price £425,000**

Stunning location	Surrounded by paddocks and farm land
Interesting and unusual project	Former chicken shed
Southerly sunny plot of just under 0.5 acre	Planning permission for conversion to residential



**An opportunity to purchase a redundant chicken shed having Planning Permission to create 255.5 sq m of residential accommodation in a secluded plot of just under 0.5 acre.**

**THE PROPERTY**

A very interesting and unusual project, formerly a chicken shed, having consent for conversion into a single storey dwelling of 255.5 sq m comprising four en-suite bedrooms; two also having dressing rooms, open plan kitchen/dining/sitting room, study, utility, plant/drying room, cloakroom and shower room.

\*Please note there is a badger sett in the middle of the building which needs moving. A report and quotation (£7,884.30) is available on request.

It may be possible to purchase or rent additional paddock land by separate negotiation.



## FURTHER INFORMATION

No building quotes have been obtained.

Services available - mains water and electricity

Structural Inspection Report available on request.

CIL payment: £60,245.20

Planning Ref: East Hampshire District Council 35965/020

All offers along with proof of funding are requested in writing to Mark Steward

## VIEWING

Viewings can be undertaken at interested parties leisure at their own risk but please notify the Agent before visiting. Please take care not to disturb the badger sett.

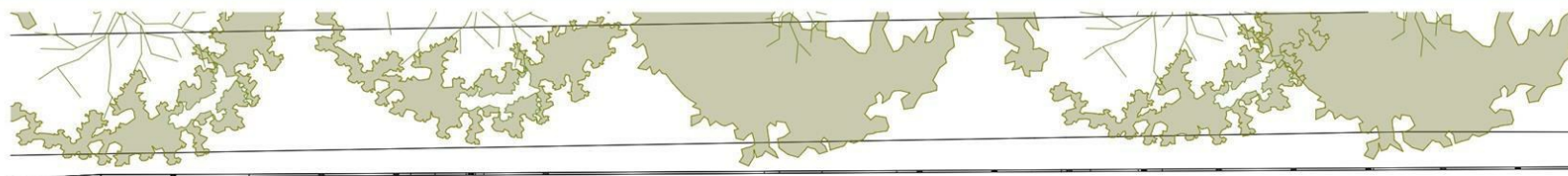


## SITUATION

Headley Down lies within easy reach of Liphook and Grayshott which have a good selection of shops (including Sainsburys) and excellent schools. The A3 at Hindhead provides access to London, the motorway network and the south coast. Main line rail connections can be found at Liphook and Haslemere which will take you to London Waterloo in around one hour. The whole area is surrounded by beautiful countryside including Ludshott Common, Frensham Ponds, Waggoners Wells and the Devil's Punchbowl.

Convenience Store (Headley Down) 0.7 miles  
Churt 1.5 miles  
Grayshott 3 miles  
A3 at Hindhead 4.5 miles  
Liphook 5 miles  
Farnham 6 miles  
Haslemere 7 miles

All distances approximate



GIA Proposed: 255.5m<sup>2</sup>

1:100 @ A3



12th February 2024 MPS/dr

### CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

T: 01428 664800

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

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

### DIRECTIONS

From the A3 follow the signs to Grayshott proceeding through the village continuing on this road until reaching the roundabout at Headley Down. Proceed over the roundabout by Beech Hill Service Station and at the junction turn right. Turn right into Red Lane after 0.4 miles and the Chicken Shed will be found on the left

### 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

