



**UNCONSENTED LAND ADJOINING CHERRIMANS LIPHOOK ROAD
HASLEMERE SURREY GU27 1NR
GUIDE PRICE £200,000 FREEHOLD**

**UNCONSENTED LAND FOR SALE
WITHIN SETTLEMENT AREA**

**UNCONDITIONAL OFFERS SOUGHT
POTENTIAL FOR ONE TO THREE DWELLINGS**

SITUATION

The land is well placed for access to the schools in Camelsdale, Shottermill and Woolmer Hill. Arnolds Garage with convenience store, the National Trust owned Shottermill Ponds and The Mill public house are all just a short walk away. In nearby Weyhill are Tesco and M & S Food along with local shops, library, cafes and restaurants.

THE LAND

An interesting opportunity to acquire 0.353 acres of land within the Settlement Area of Waverley Local Plan having historic consent for one detached house which has now lapsed, offering potential for one to three dwellings.

Permission was granted for a single detached dwelling of around 2300 sq ft ref: WA/1999/1532 and WA/2004/1449 that was not implemented and has lapsed. There have been various applications and pre apps since but the site currently has no consent on it. The access currently runs along the side of Cherrimans (hatched in blue on the plan) but it is thought that an access off Liphook Road would better service the site with one to three units.

All services are available in the public highway.

Purchasers must make their own enquiries as to what consent is achievable and unconditional offers will only be entertained if supported with the right background evidence and financial credentials.

There has been Japanese Knotweed on the site which the owner has been treating since his purchase nine years ago, but no certification has been issued.

A topographical survey is available on request, the copyright of this is with the current owner.

VIEWINGS

Viewings can be conducted at interested parties' convenience, but please notify the agent before visiting the site. The current access hatched in blue on the plan passes a residential dwelling that is occupied and nothing to do with this sale and viewers must only use the designated Right of Way. Do not park on the access way.

Unconditional offers sought on or before 14 July 2022 including proof of funds. The owner reserves the right for a negotiated overage subject to sale price. Exchange of contracts will be required within three weeks of receipt of contract papers, completion to be agreed thereafter.

DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street and continue on passing through Weyhill shopping area. Shortly after going over the traffic lights by Tesco turn left onto Liphook Road. Proceed over the traffic lights and the land will be found immediately before the railway line on the left. Access is gained via a Right of Way to the left of the property called Cherrimans.

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