



**LHIANNON THIE (PLOT) MIDHURST ROAD PETERSFIELD HAMPSHIRE GU31 5AT  
GUIDE PRICE £1,295,000 FREEHOLD**

**BUILDING PLOT WITH PLANNING PERMISSION  
TUCKED AWAY LOCATION**

**1.8 ACRES ADJOINING FIELDS  
RURAL SURROUNDINGS**

## THE PROPERTY

A unique opportunity to purchase a blank canvas to create your own home in a tucked away location adjoining fields, having Planning Permission to replace the current property with a five bedroom detached house.

East Hampshire District Council Ref SDNP/21/05746/FUL

CIL Payment: £14,767.64

Petersfield railway station 2.3 miles

Nearest A3 junction 2 miles

Haslemere 11 miles

Liphook 7 miles

All distances are approximate

\*The external photos are of a property of the same design as the approved Planning Permission.

## SITUATION

The property occupies a rural setting and has a rural outlook over the surrounding South Downs countryside. Rogate is 3 miles away with its village shop, school, and church, all of which is set within the South Downs national park. The market town of Petersfield which is close by provides a comprehensive range of shops, and amenities including Waitrose and a good choice of bars, coffee shops and restaurants. There is a mainline station offering a direct service into London Waterloo with an average journey time of 1hr 24mins. There is a good selection of recreational facilities including the Tarot leisure centre, the Lido and boating lake. The A3 links to Portsmouth, Guildford, M25 and motorway network and central London

There is a wide choice of schools in and around the town both state and private including the Petersfield school Bedales, and Churcher's college. The town is surrounded by miles of beautiful countryside including The Queen Elizabeth Country Park at Butser Hill. Sailing can be enjoyed at Chichester harbour and popular horse and racing events at Goodwood racecourse including the Glorious Goodwood horse racing festival, festival of speed and Revival which are less than 20 miles away. There are several golf clubs nearby including Petersfield and Old Thorns in Liphook

## DIRECTIONS

From the centre of Liphook proceed south on the Portsmouth Road (B2070) signposted Petersfield and continue for approximately 6.5 miles passing through the villages of Rake and Hillbrow then take the left hand turning signposted Midhurst (A272). The private road access to Lhannon Thie will be found after 0.2 mile on the right.