



Linchmere Road, Haslemere, Surrey
Guide Price £350,000

CLARKE  GAMMON
1919

Land to the north of

LINCHMERE ROAD HASLEMERE SURREY GU27 3QF

Guide Price £350,000 Freehold

An attractive parcel of woodland with redundant trout and carp lakes extending to approximately 3.3 acres. Formerly Surrey Trout Farm, the land is of particular interest, being that it was the site from the 1920s of the legendary Donald Leney's original carp and trout farm.

Planning Consent has been granted for the erection of five eco friendly tourist cabins of approximately 580 sq ft with associate car parking and landscaping. Ref: Chichester District Council LM/22/02964/FUL. There is no CIL requirement.

The site is being sold on an unconditional basis with the consent in place. All drawings and surveys are available to the buyer.

SERVICES

Spring fed water supply

Mains electricity and water are available nearby

The majority of materials will be removed from the site but the two structures will remain.

*Photographs taken December 2022

VIEWINGS

These can be undertaken unaccompanied at your own risk. Care is advised due to the lakes and overgrown nature of the land.

- **Approximately 3.3 acres of woodland and lakes**
- **Former trout farm**
- **Planning Consent for five eco-friendly tourist cabins**
- **Walking distance of convenience store and public house**
- **Close to National Trust owned Shottermill Ponds**
- **Close to South Downs National Park**
- **Good road and rail links**

CG HASLEMERE

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Offers in writing with proof of funding to Mark Steward

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Illustrative Site Plan



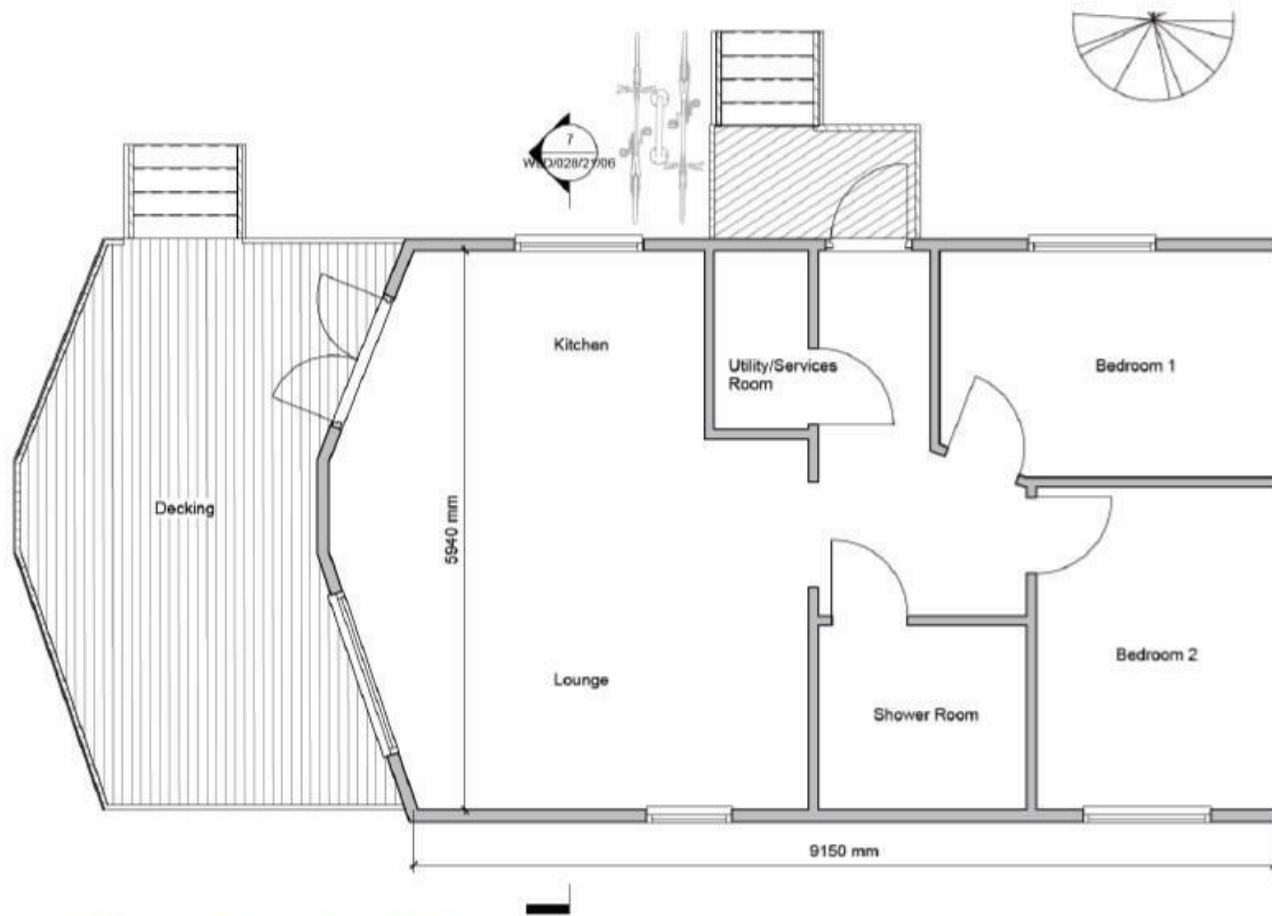




SITUATION

Shottermill with its attractive National Trust owned ponds is just a short distance away, along with Arnolds Garage and The Mill PH. In nearby Weyhill are Tesco and M & S Food along with local shops, cafés and restaurants. Haslemere's picturesque town centre offers a comprehensive range of shops and boutiques including Waitrose, Boots and W H Smith, restaurants, public houses and coffee bars. The main line station offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provide links to London, the motorway network and south coast.

The town lies just to the north of the South Downs National Park and is surrounded by miles of open countryside much of it National Trust owned including Blackdown, Marley, Lynchmere and Hindhead Commons and the Devil's Punchbowl. The Greensand Way and Serpent Trail long distance walks can be joined in the Town.



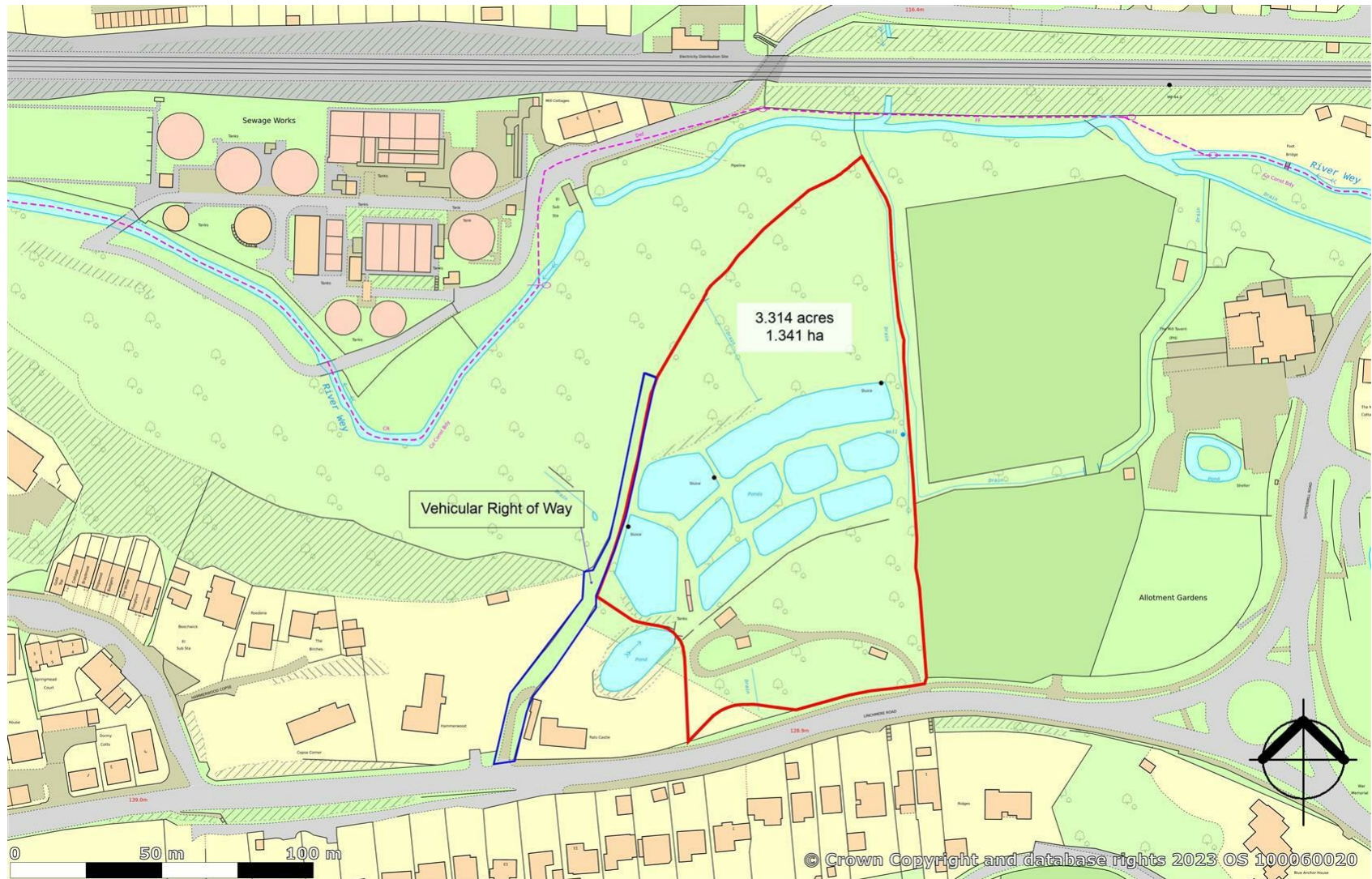
Proposed Floorplans of Cabin

DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street. Continue on passing the railway station and through Weyhill shopping area. Shortly after passing through the traffic lights at Lion Green turn left onto Liphook Road. Continue over the traffic lights and at the roundabout adjacent to Shottermill Ponds turn right and the entrance to the land will be found after a short distance on the right.

- Arnolds Garage convenience store 0.2 mile**
- The Mill PH 0.2 mile**
- Haslemere main line station 1.2 miles**
- Haslemere High Street 1.8 miles**
- A3 access at Hindhead 2.5 miles**
- Liphook 2.5 miles**

All distances approximate



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

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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