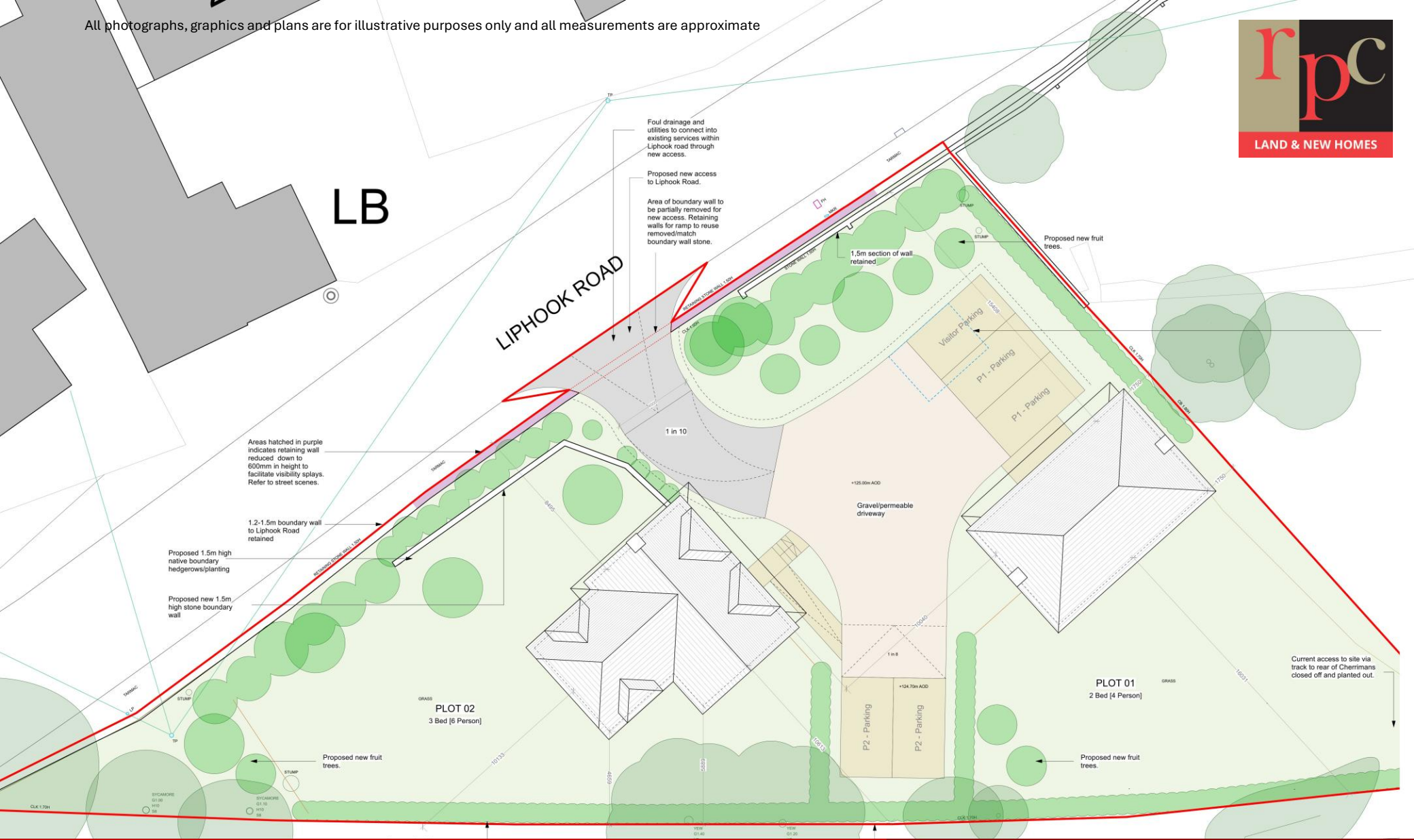


All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate



Development Opportunity for Two Detached Dwellings
in Sought After Surrey Location, with Planning

LAND ADJOINING CHERRIMANS
LIPHOOK ROAD
HASLEMERE SURREY GU27 1NR

Site Description

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

The site is situated on the south-eastern side of Liphook Road and comprises a parcel of land immediately adjoining an existing residential property. The site frontage is defined by a traditional brick boundary wall and occupies an elevated position in relation to the adjacent highway and public footpath. The site slopes noticeably from east to west. To the south, the site is bounded by the railway line, which runs along the rear boundary. The site is overgrown with a number of herbaceous species including Japanese Knotweed.

The land adjoining Cherrimans is conveniently situated within easy walking distance of local shops, supermarkets, and Haslemere railway station, which provides direct services to London Waterloo, making it particularly well suited to commuters and families alike.

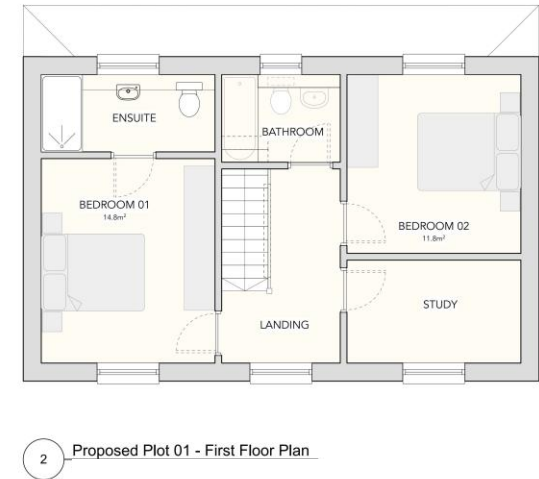
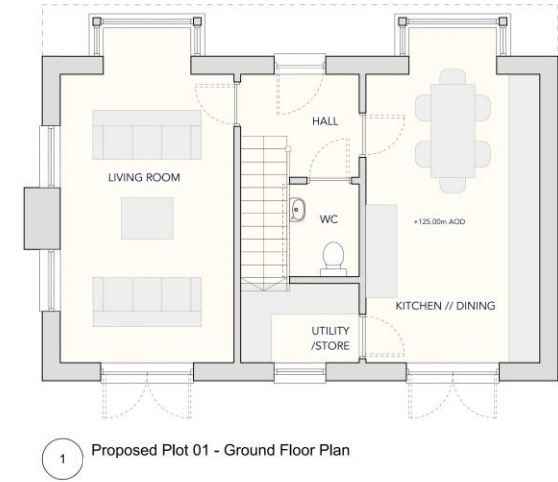
Haslemere offers an attractive blend of independent boutiques, cafés, restaurants, traditional public houses, coffee shops, hotels, and recognised high street retailers, together with a range of leisure and sporting facilities. The area is also highly regarded for its selection of both state and private schools.

Surrounded by beautiful countryside, including National Trust land and the nearby South Downs National Park, the setting provides excellent opportunities for walking, cycling, golf, and a wide variety of outdoor pursuits.



The site benefits from a Planning consent, with the application Ref: [WA/2025/01027](#) , for the *Erection of two detached dwellings with associated works and construction of vehicle access from liphook road.*

The seller does not hold the copyright or intellectual property rights for the drawings, plans, or reports associated with this consent. Any imagery provided is for illustrative purposes only. The purchaser is strictly responsible for securing all necessary usage rights.



GIA AREA SCHEDULE:

PLOT 01 GIA:

GF: 55.14m²
 FF: 50m²
 TOTAL: 105.14m²

PLOT 02 GIA:

GF: 62.3m²
 FF: 57.3m²
 TOTAL: 119.6m²

SITE TOTAL: 224.7m²

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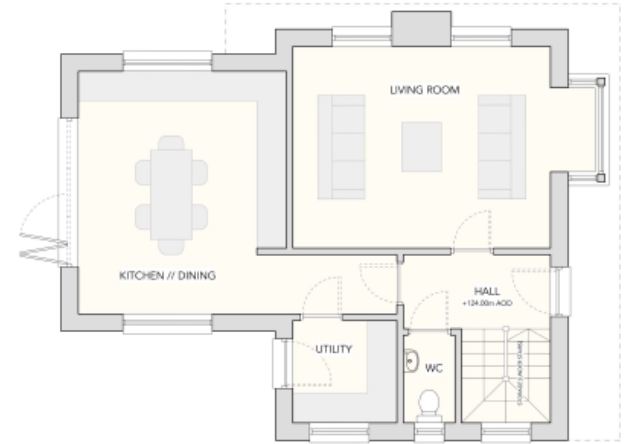
SITE TOTAL: 224.7m²



1 Proposed Front (North East) Elevation



4 Proposed Side (North West) Elevation



1 Proposed Plot 02 - Ground Floor Plan



2 Proposed Plot 02 - First Floor Plan



Material Information - Environmental Issues

Japanese knotweed has been identified on site and is currently untreated. Purchasing parties must satisfy themselves regarding the extent of the infestation and the costs associated with specialized eradication or excavation.

Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Tenure

The site is to be sold Freehold with vacant possession on Completion.

VAT

TBC

CIL/S106

TBC

Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details
- Previous track record of similar purchases.

The Vendor reserves the right not to accept the highest nor any bid made for the site.

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 2.5% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.

Agent Details

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Peter Bowden

01732 363633

p.bowden@rpcland.co.uk



Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

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Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

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