

# Residential Development Opportunity With Planning for a Detached 5 Bedroom House with a Detached Double Garage in a Semi Rural location



## Land at Upper Hammer Lane

All images for identification only

Upper Hammer Lane  
Bramshott Chase  
Hindhead  
Surrey  
GU26 6DD

**For Sale**

## Site Description

the site forms part of the garden of White Gates (excluded) from the sale and we understand has planning permission for a 5 bedroom detached house which is around 3,500 sq ft with a detached garage.

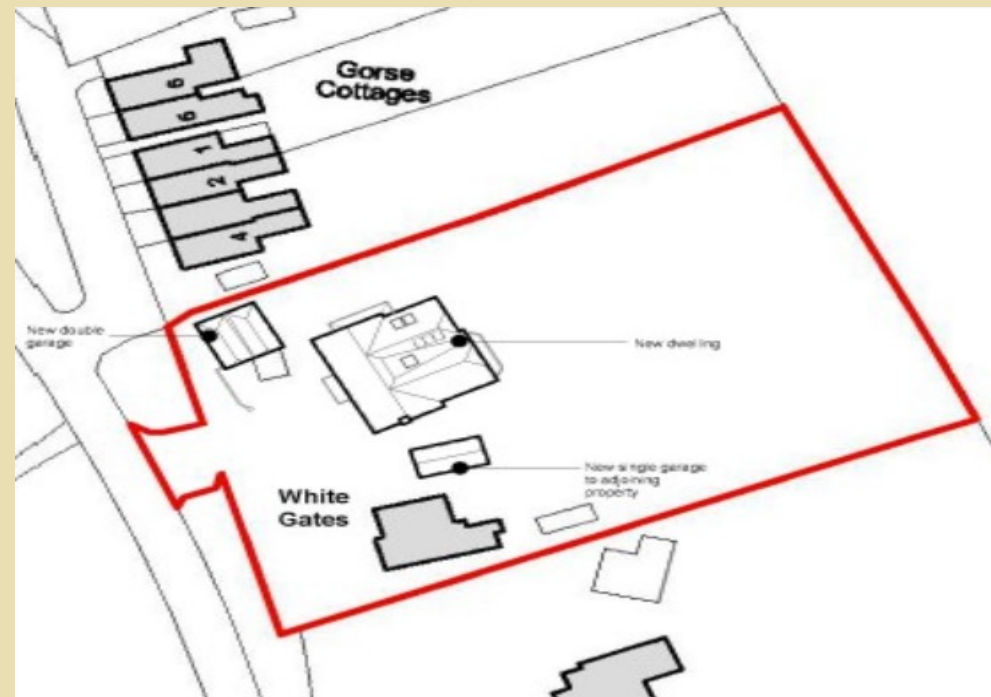
## Location

The property is situated in a semi-rural location on the edge of a wooded area, the site is located close to the junction of the A3 at Hindhead.

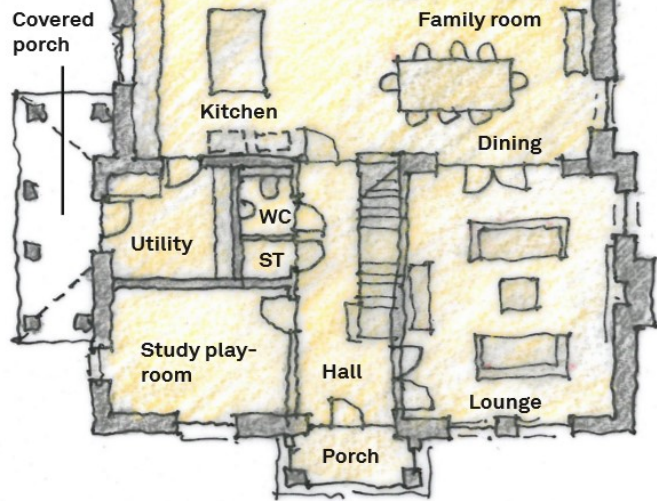
Hindhead is around 1.8 miles from the site, the village is well located and has a range of supermarkets, coffee shops with the Hindhead Golf club located around 3.3 miles from the site

Due to the sites location, access to Grayshott, Haslemere and Hindhead is readily available. Haslemere town centre and mainline station around 2.7 miles London Waterloo is around 53 minutes, Guilford is approximately 15 miles and London is around 44 miles from the site.

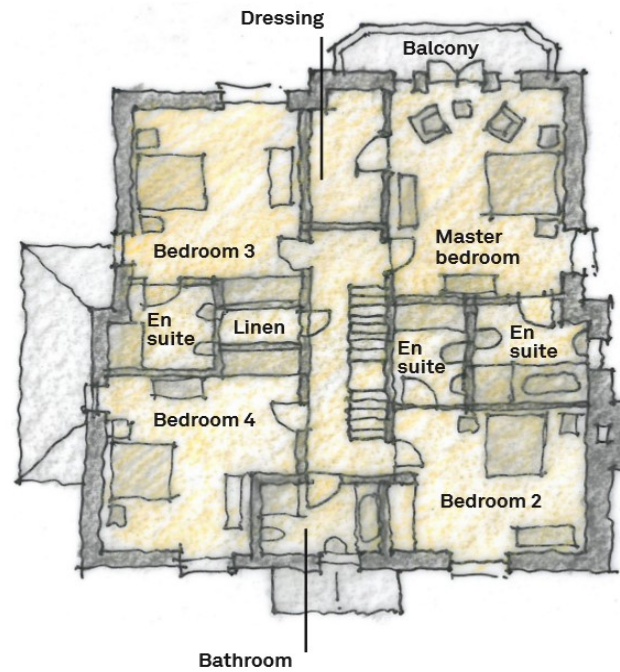
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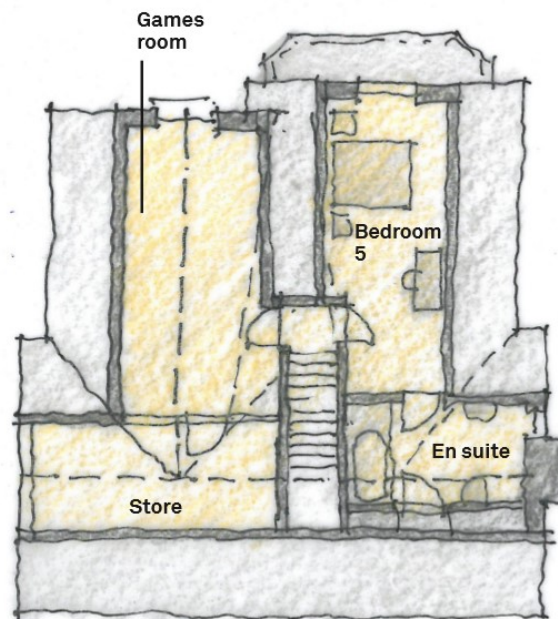




**Ground Floor**



**First Floor**



**Second Floor**

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**North Elevation**



**East Elevation**



**South Elevation**



**West Elevation**



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## Planning Information

The vendor submitted the scheme to Waverley Borough Council on the 22nd of June 2017, we understand with planning being granted for the construction of a 5 bedroom detached house which is around 3,500 sq ft with a detached double garage on the 16th of August 2017 Planning ref (WA/2017/0625) for the new home and (WA/2017/1193) for the new garage for the adjacent property.

<http://planning360.waverley.gov.uk/planning/search-applications?civica.query.FullTextSearch=gu26%206dd#VIEW?RefType=GFPlanning&KeyNo=309819&KeyText=Subject>

## 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.

## Method of Sale

Offers should be submitted to the sellers agent in writing by email.

Please can all bids be accompanied with any conditions you wish to add to your offer along with proof of funding.

The vendor is not under any obligation to accept the highest or indeed any offer.

## Agent Note

The buyers will be required to undertake certain works including fencing the new boundary, further details on request.

## Viewing

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

## Agent Details

**Peter Bowden**

**01732 363633**

**P.Bowden@rpcland.co.uk**

**West Kent Office**

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