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Executive House Plot For Sale

**Almost half an acre elevated garden plot in Courts Mount Road
Haslemere
Offered with Detailed Planning Consent**



Front elevation



Rear elevation

Price Guide Offers POA

Gascoignes acts as joint sole selling agent with Clarke Gammon on behalf of the vendors and are pleased to invite offers to purchase this residential development site in Haslemere Surrey.

LOCATION:

This unique development plot is set within the attractive town of Haslemere in Surrey. Haslemere dates from 1221 the name being derived from Hazel trees growing around a lake (or mere). After completion of the railway between Portsmouth – Haslemere – London the town became a fashionable place to live. The town is very popular with commuters with four trains an hour to London and a journey time of a little over an hour. The development plot is situated in an established and leafy residential location within a short walk of the railway station which adds to its attractiveness to commuters. The High Street is wide reflecting its previous Victorian use as a weekly cattle market, with the former Town Hall at one end. Notable past inhabitants of the town have included Alfred, Lord Tennyson and John Tyndall.

Haslemere offers an excellent choice of good schools, including several C o E schools and private education and these include, Haslemere Prep School, Highfield School, and The Royal School, Recreational activities include several golf courses, a theatre group and concert hall, many individual shops, notably ladies fashion wear, and many beauty spots and walking areas around Blackdown Hill and Gibbet Hill. The former is one of the highest points in southern England.

THE DEVELOPMENT: Site Area 0.46 acres

The consented development is an executive detached dwelling house architectural styled on the Arts & Crafts Movement and utilizing the ground contours by way of a split level layout to create a four + bedroom three bathroom private residence of stunning design and a established garden setting offering commanding views over Haslemere. There is potential to add to the accommodation by utilizing the significant roof space. Plan showing two suggested ways of achieving this are provided for illustration purposes.

PLANNING: Waverley Borough Council Full Consent Ref: WA/2010/1155

The approval is DETAILED and was approved on 04th April 2011. The main conditions attached to the permission are summarised below.

- in accordance with the plans and letters
- Material samples for dwelling and details of hard landscaping to be submitted
- No windows to side elevations of upper g/g or front elevation of roof slope without written consent
- No enlargement to the dwelling without written consent
- Construction of vision splay to Courts Mount Road 2.4M x 59M
- Tree protection scheme to be submitted prior to commencement of work
- Submission of landscaping and any retaining walls details
- Submission of drainage connection details
- Property to achieve sustainable development Code 3

SECTION 106:

- An infrastructure payment of £15,775 will be payable to the Council prior to the commencement of development.

ACCOMODATION: Consented scheme (Phase one)

The accommodation in each property is similar as set out below

Floor	Typical Accommodation	Net Internal Floor Area	
		Sq metres	Sq ft
Ground Floor	Entrance Hallway, cloakroom, living room with balcony, dining hall, study, kitchen, laundry room, and stairs to lower landing	102.2	1098
Lower Ground Floor	Stairs from ground floor and hall to 4 x double bedrooms, 2 x ensuite bathrooms, 1 x family bathroom, linen store	108.3	1163
Roof Space	Potential additional space, either in the form of a master bedroom suite, or bedroom/sitting room or recreation room	34.6-42.1	372-452
Outside	attached garage	22.3	239

SERVICES:

Mains water, gas, electricity, telecoms, foul and surface water are all available either on site or in Courts Mount Road. Further details available if required

TOPOGRAPHICAL:

A topographical survey is available.

FOUNDATIONS & SOILS:

The site is a garden and as can be seen from the section drawing it is slopes south to north. Piled foundations should be anticipated.

ACCOMODATION WORKS

The planning permission includes carrying out some works to the existing building at 22 Courts Mount Road to reduce the impact of development on this property. These works are shown on the approved plans and comprise the blocking up of some windows and the door in the side elevation of 22 Courts Mount Road and the creation of new double doors in the rear elevation. Boundary treatments are shown on the approved drawings. No other off site works are believed to be necessary save for the usual service connections.

TREES:

A tree impact assessment was submitted to the Council as part of the planning application. Copies are available. Existing trees that are shown for retention on the approved drawings are the subject of the usual planning condition not to remove without the agreement of the Council. We are advised that the Council may be prepared to see some thinning and replacement of trees on the northern boundary which will open up views across the valley.

SALES:

Independent advice on the value of the completed property has been obtained from Messrs Strutt & Parker of Haslemere. Their advice to the vendor is that the proposed dwelling, if built to a high standard and specification, will achieve between £1.25 - £1.3 million. If you wish to discuss with them the contact is Wellington Williams Tel 01428 664832

FURTHER INFORMATION:

The following plans and reports are available on request. The main items are supplied with these sales particulars

- Location plan
- Approved Site layout
- lower ground floor and ground floor plans
- elevations
- Full Planning Consent
- Site layout
- Section
- Service inquiry plans showing the position of existing services
- Individual estate agency sales advice

VIEWING: All on site viewing MUST be accompanied by strict arrangement through the joint agents only

METHOD OF SALE

1. Offers in writing stating your best price
2. This is a private treaty sale, and selection is at the vendor's discretion, the decision will be based on price offered, time table to exchange, track record, funds available and ability to perform
3. Exchange of contracts to be within 21 days, completion to be agreed - c.2-3 months
4. All plans, surveys and technical reports will be assigned by the vendor at nil cost to the buyer

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