LAND SOUTH OF 6-12 LONDON ROAD
LIPHOOK HAMPSHIRE
Land South of 6-12 London Road, Liphook, GU30 7AN

Price Guide: OFFERS IN THE REGION OF £1,200,000 FOR THE FREEHOLD INTEREST

SITUATION
The property is situated off ‘The Square’ Conservation Area in the heart of the village and benefitting from a level walk of most facilities. The Main Line Railway Station offers frequent trains to Waterloo in about 1 hour and also Portsmouth on the South Coast. The village affords a wide range of shopping facilities to include a Sainsbury’s supermarket. There are a variety of restaurants within the village as well as the nationally renowned Old Thorns Hotel and Country Club with its 18 hole golf course. Other amenities nearby include 2 doctors surgeries, dentists, library, Lloyds Bank, Liphook Golf Club and Forest Mere health spa. State infant and junior schools and Bohunt secondary school (Ofsted ‘Outstanding’) are available plus public schools to include Churchers Junior and Highfield and Brookham. Liphook is ideally situated in terms of road communications being just off the main A3 London to Portsmouth trunk road. The 2 main London airports of Heathrow and Gatwick are approximately 44 miles and 52 miles distant, respectively. Liphook offers plenty of access to the countryside to include the adjacent South Downs National Park.

OPPORTUNITY
Planning consent has been obtained for a discreet development of just 10 two-bedroom dwellings to be served off an existing private drive in the centre of this popular Hampshire village. The site, of about 1 acre, is bounded to the south by period housing fronting Haslemere Road which benefit from long gardens and are at a sufficient remove. Other boundaries include a number of commercial properties fronting the London Road, some of which are to be provided with private parking and access facilities to be laid out by the developer of this site. In addition, there is a small public car park to the south of the site at the junction with the Haslemere Road where the developer will be required to make some alternations to the layout.

The development provides a rare opportunity to provide modern housing in an area of high demand but severe planning restraint. The consent permits a total floor area of around 900 square metres plus surface parking. A pack of planning material is available upon request. Alternatively much of the site information can be reviewed on the local authority’s website under planning reference 56285/002 or by way of the following link: https://planningpublicaccess.easthants.gov.uk/onlineapplications/applicationDetails.do?activeTab=documents&keyVal=_EHANT_DCA PR_243088

NOTE:
1. There is an arboricultural report accompanying the planning application, which we recommend you review. The site is within a Conservation Area and there is one TPO group affecting the development.
2. There are no affordable housing requirements affecting the site.
3. The site will be subject to Community Infrastructure Charges, estimated to be in the order of £200,000.
4. The site includes ownership of the small public car park off Haslemere Road which is subject to management arrangements with the local authority. The entrance off Haslemere Road and public parking layout require alterations under the planning consent.
5. The eventual developer of this site will be required to part demolish an existing barn and lay out parking spaces to service existing adjacent properties. A right of way (outlined in green) will be reserved for the benefit of the site providing pedestrian access to London Road.
6. A site topographical survey can be made available in CAD format by way of request.
7. The Sellers will reserve rights of access/services across the site to service adjoining land by way of covenants/ransom strips.
8. No soil survey has been undertaken and no services have been tested. Purchasers should rely on their survey.

Method of Sale
The Sellers are offering the opportunity on the open market and are open to offers on a private treaty basis. However, depending on response they may consider concluding any sale by way of informal tender. Purchaser to retain Peter Leete & Partners on resales with sole selling rights, terms to be agreed.
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