



1 Proposed View Looking East



2 Proposed View Looking North East



3 Proposed View Looking South East

Land to rear of 13 Derby Road, Haslemere, Surrey GU27 1BS
£1,250,000 Freehold

LAND TO THE REAR OF 13 DERBY ROAD HASLEMERE GU27 1BS

£1,250,000

A really unique opportunity to acquire 3 building plots in central Haslemere. Derby Road is a desirable road and these are the first plots to come available in many decades and therefore is well sought after. The consent is for 3 houses, each with plot sizes of between 0.16 acres and 0.18 acres, within a total site area of 0.76 acres and with each house having a size of between 2400 sqft and 2100 sqft, as identified in the plans and drawings.

Enquires - Clarke Gammon | 01428 664800



SITE INFORMATION

Waverley Borough Council Planning Reference WA/2024/00731

CIL payment £377,425.88

All reports are available to interested parties.

Re-sales estimate at £1.75m (larger house) and £1.5m (two smaller houses)

All main services are available in the road (drainage & surface water require pumping)

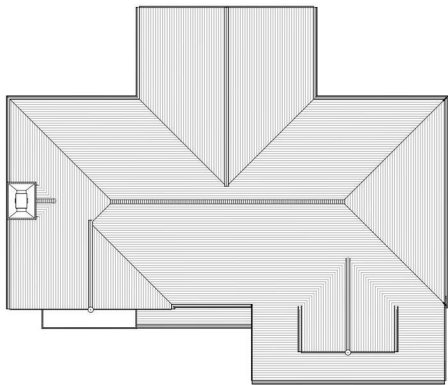
Planning Consultant: D&M Planning Ltd | info@dm-planning.co.uk

Architect: NYE Saunders | info@nyesaunders.co.uk

All offers in writing to Mark Steward, Clarke Gammon Haslemere Office with proof of funds before
Thursday 20th February - mark.steward@clarkegammon.co.uk

Main line station 0.5 miles
High Street & Town Centre 0.5 miles
Main line station 1.2 miles
A3 access at Hindhead 2 miles
Guildford 15 miles
Gatwick Airport 37 miles
Heathrow Airport 38 miles

PLOT 1 - approved images and floorplan



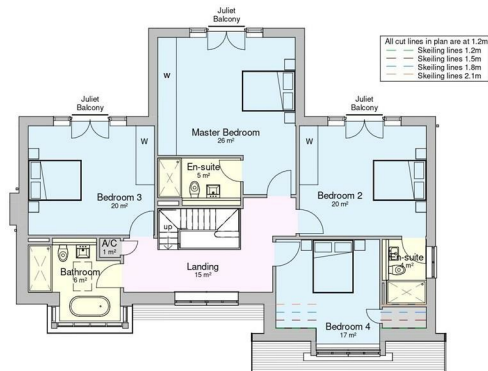
3 **Roof Plan**
1 : 100



4 **Front Elevation**
1 : 100



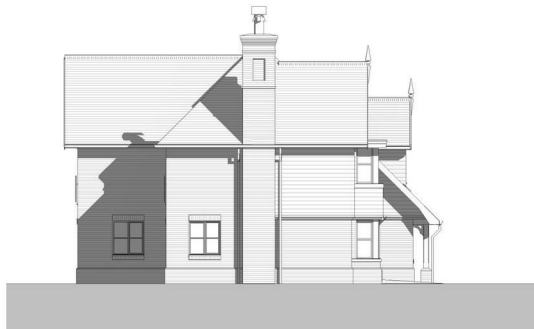
5 **Side Elevation 1**
1 : 100



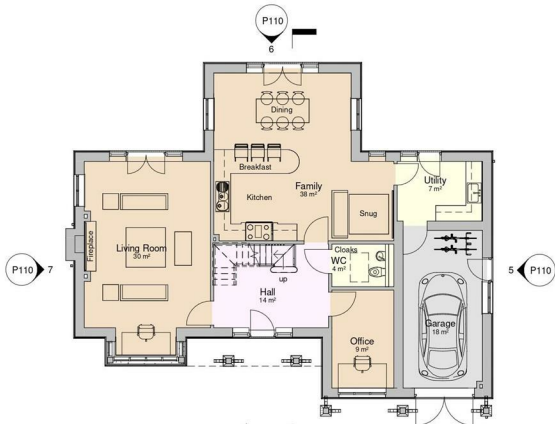
2 **First Floor**
1 : 100



6 **Garden Elevation**
1 : 100



7 **Side Elevation 2**
1 : 100



1 **Ground Floor**
1 : 100

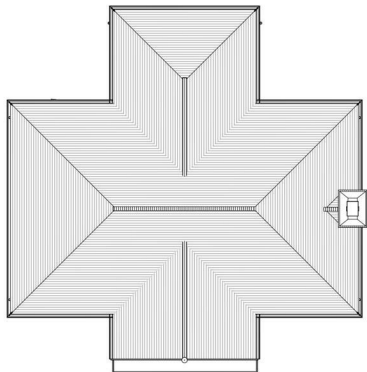


8 **Section**
1 : 100

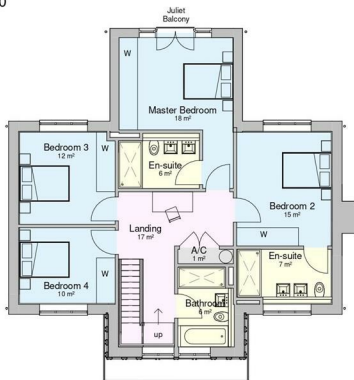


9 **3D View**

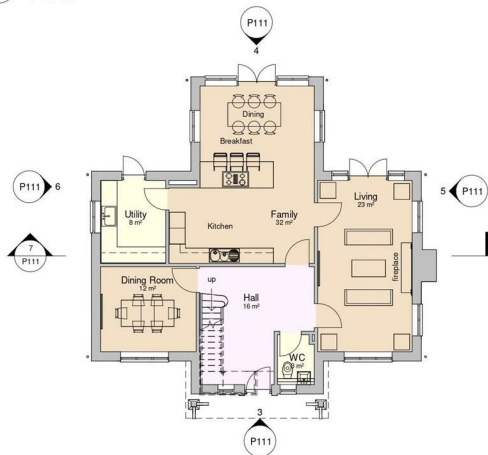
PLOT 2 - Approved images & floorplan



9 **Roof Plan**
1 : 100



2 **0.02 First Floor Plan**
1 : 100



1 **0.01 Ground Floor Plan**
1 : 100



3 **Front Elevation**
1 : 100



5 **Side Elevation 1**
1 : 100



4 **Rear Elevation**
1 : 100



6 **Side Elevation 2**
1 : 100

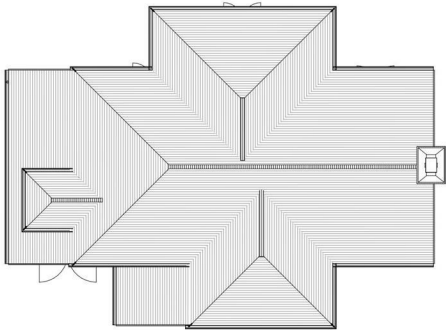


7 **Section**
1 : 100



8 **3D View**

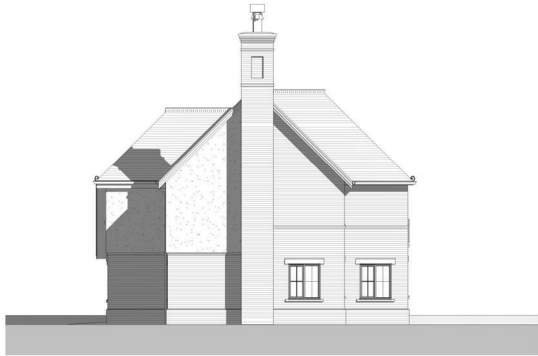
PLOT 3 - Approved images & floorplan



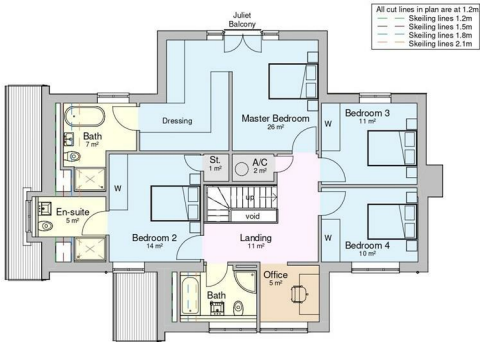
3 Roof Plan
1 : 100



4 Front Elevation
1 : 100



5 Side Elevation 1
1 : 100



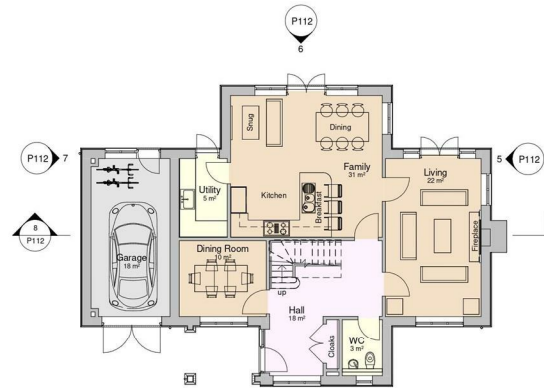
2 0.02 First Floor Plan
1 : 100



6 Rear Elevation
1 : 100



7 Side Elevation 2
1 : 100



1 0.01 Ground Floor Plan
1 : 100



8 Section
1 : 100



9 3D View

ADDITIONAL CONDITIONS

1. Construction/building must commence before the end of July 2025 and must be complete within 2 years of completion of the purchase of the property.
2. The first items to be constructed must be:
 - the access road
 - a 2000mm heavy duty closed board fence of good quality with trellis above along the entire boundary between the development site and the retained garden / property of the existing owner of 13 Derby Road. This fence is to form part of the development property and will be maintained in the future by the development property.
3. Groundworks, including the access road, 7-foot heavy duty fence, drainage and ground works for the 3 houses and separate garage must be completed by 31 April 2026.
4. Existing laurel or other foliage / hedging must be retained on the East and West boundaries to provide screening between the development plot and neighbours. A solid acoustic screen of minimum height of 2000mm from ground level must be installed on the southern boundary in accordance with the specifications of the Hann Tucker Associates report which is in the Waverley planning portal.
5. Construction work may be performed only between the hours of 08:00 and 18:00

SITUATION

Quietly located within 0.5 mile of Haslemere Town Centre which provides a comprehensive range of shops and boutiques including Waitrose, Boots, Space NK and WH Smith, restaurants, public houses, hotel and coffee shops/cafes. There is a Tesco supermarket and M & S Food Hall in Weyhill along with several local shops and Haslemere Library. Lythe Hill Hotel on the outskirts of the town provides spa facilities and Haslemere Leisure Centre, The Edge, Woolmer Hill and Haslemere Recreation Ground all provide sports and leisure facilities.

There are numerous quality golf courses in the area including Hindhead, Cowdray and Old Thorns Hotel & Resort at Liphook. Polo can be enjoyed at Cowdray Park and the horse racing, motor racing, Festival of Speed and Revival at Goodwood are less than 20 miles distant.

There are excellent schools for all ages both state and private in and around the town including St Bartholomew's, St Ives and The Royal School and the whole area is surrounded by miles of open countryside much of it National Trust owned. The main line station is within walking distance (0.5 mile) and offers a fast and frequent service into London Waterloo in under one hour and the nearby A3 provides links to London, the motorway network and South Coast.

DIRECTIONS

From our office in Haslemere High Street (A286) proceed south bearing right behind the Town Hall into Lower Street. Continue past the railway station turning right into Weydown Road immediately after going under the railway bridge. Derby Road will be found on the right hand side.





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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
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