



Building Plot, adjacent to Woolmer Croft

GRIGGS GREEN | HAMPSHIRE | GU30 7PB

Wilson | Hill

Proposed Accommodation for Two New Houses Each: Master Bedroom with En Suite Bathroom | 3 Further Bedrooms | Family Bathroom | Entrance Hall | Cloakroom
Sitting Room | Dining Room | Kitchen | Utility Room | Double Garage | Total Site area about 0.27 of an acre (0.11ha)
Mileages: Liphook 1 mile, Haslemere 5.4 miles, Petersfield 9 miles, Guildford 19 miles, London 50 miles.



| Outside

A new shared access with the existing house will need to be created and there will also be shared rights of access over the new drive to the relevant properties. The plot is slightly split level and adjoins neighbouring properties to the south and west with mature hedges and tree lines and existing fences. There is a TPO on one tree on the northwest corner of the plot.

| Location

Woolmer Croft lies just beyond the western edge of Liphook and adjacent to Common land at Griggs Green, walking distance of The Deers Hut public house and easy walking access of Weavers Down. The village of Liphook has a comprehensive range of facilities including Sainsburys, doctors' surgery, a good selection of other local shops and it is also home to the very well-regarded Bohunt School with a 6th Form College opening September 2017, other local independent schools include Churchers Junior School, Highfield and Brookham Schools. Liphook station has train services to Waterloo in about 64 minutes.

The A3 is nearby providing excellent transport links to Guildford and the M25 to the north and Portsmouth and the South Coast. London is only 50 miles and the larger centres of Guildford, Chichester and Winchester are all within reasonable driving distance. The property lies close to the edge of the South Downs National Park and there are numerous opportunities for walking, cycling and riding within the area.



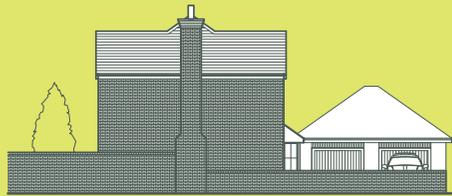
| The Property

A rare chance to buy a dual building plot in an infill garden setting, close to open countryside with planning permission for two detached new houses of about 1,800 sq. ft. each excluding double garages. The two houses are designed to share a private drive off which there will be three properties, including the existing Woolmer Croft.

I House A Elevations



South Elevation



East Elevation



North Elevation

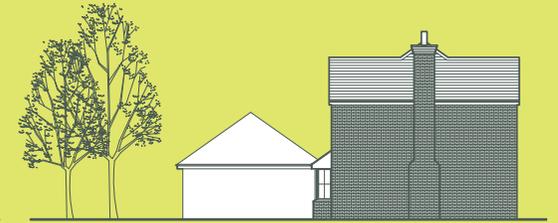


West Elevation

I House B Elevations



South Elevation



West Elevation

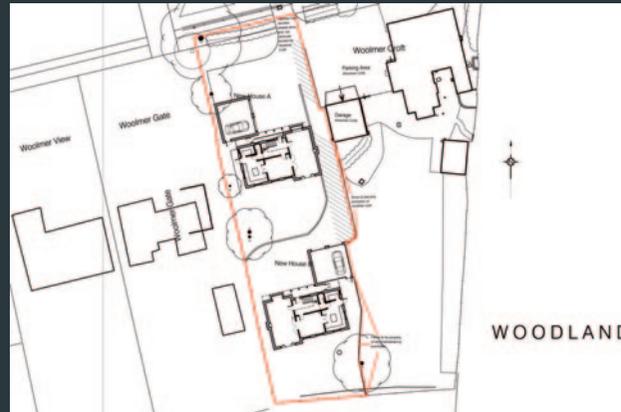


North Elevation



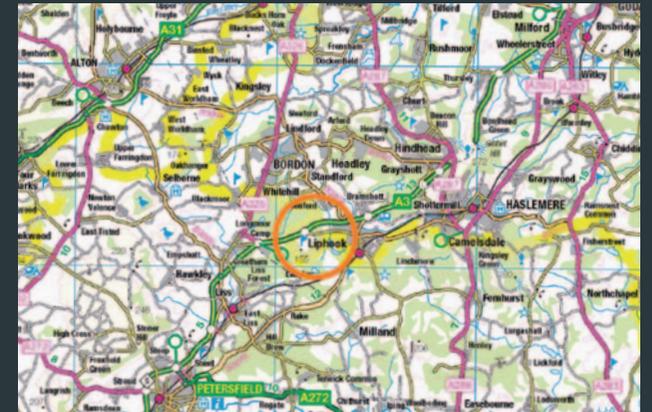
East Elevation

© Matthew Calvert, Architect



© Matthew Calvert, Architect

Indicative only site plan not sale plan



© Promap

Directions to GU30 7PB

Follow the A3 south from Guildford, go through the Hindhead Tunnel and continue past the 1st Liphook exit, carry on past Liphook Services (Shell garage) and as the A3 comes around a left bend, take the next exit (Griggs Green). Follow the slip road sharp left and up to the T junction. Turn right onto Longmoor Road and the entrance to Woolmer Croft will be found on the right hand side just before the Old Thorns entrance.

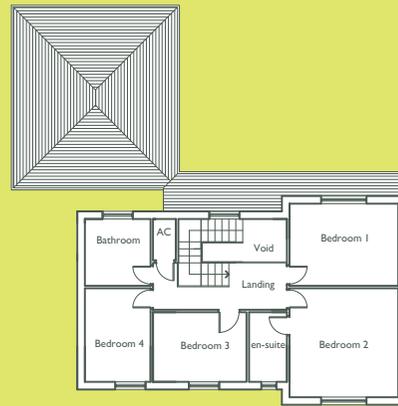
Services: Mains water, gas, electricity and drainage are available currently running to Woolmer Croft.

Local Authority: East Hampshire District Council
www.easthants.gov.uk, 01730 266551

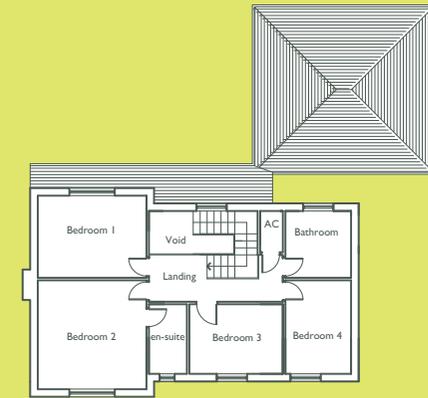
Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated April 2017.

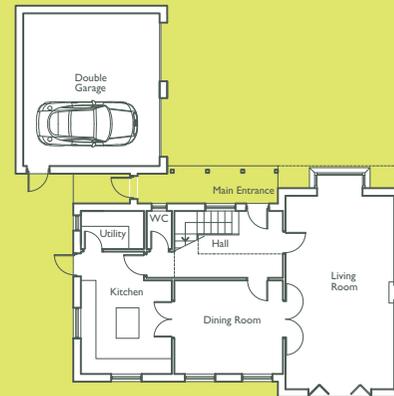
Viewing strictly by appointment



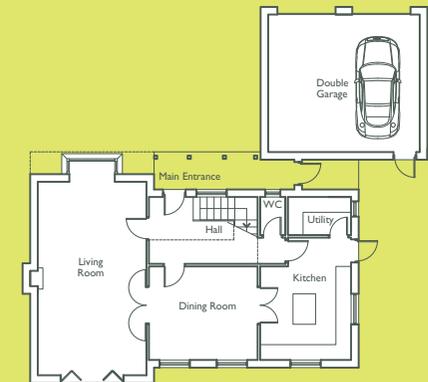
First Floor Plan
Floor Area = 84.5 sq.m.



First Floor Plan
Floor Area = 84.5 sq.m.



Ground Floor Plan
Floor Area = 86 sq.m. + Garage = 32.5 sq m.
HOUSE A



Ground Floor Plan
Floor Area = 86 sq.m. + Garage = 32.5 sq m.
HOUSE B

© Matthew Calvert, Architect

Planning: Planning permission was granted on 8th November 2016 by East Hampshire District Council for two detached dwellings. The planning reference number is: 24836/022 and all information relating to the planning application can be viewed on the East Hampshire District Council website, reference: https://planningpublicaccess.easthants.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_EHANT_DCAPR_237646

There will be a Community Infrastructure Levy contribution of £61,380 to be made to EHDC prior to the commencement of construction. Reference: LN00000040

Legal: The sale will be subject to certain restrictive covenants, easements and rights of way, more information will be supplied by our client's solicitor.