

Land adj 28 Malthouse Meadows
Liphook, Hants GU30 7BE

Peter **Leete**
and Partners
ESTATE + AGENTS

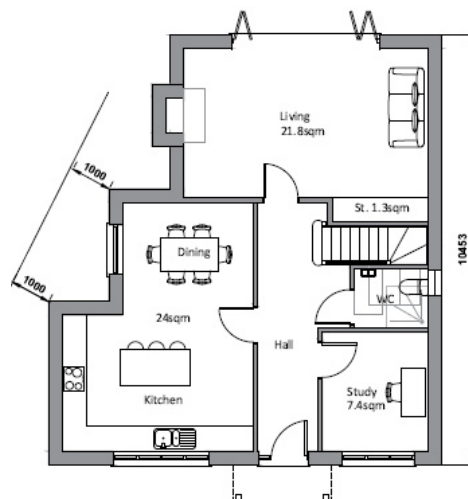


Land with planning permission to construct a detached 3 bedroom dwelling.
The accommodation includes: ground floor hallway leading to: cloakroom, kitchen dining room, study, living room, stairs to first floor leading to: Main bedroom with en-suite and dressing area, 2 further bedrooms, family bathroom. Surface parking for 2 cars. Rear southerly gardens.

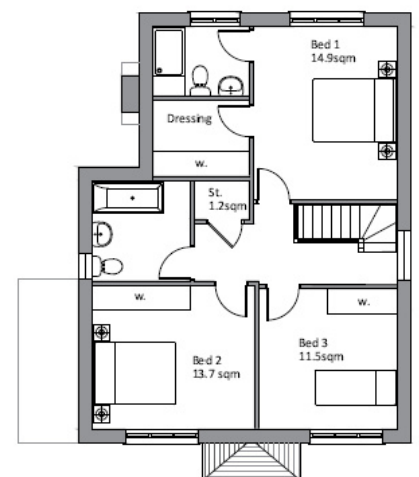
Price Guide £200,000 Freehold



Front Elevation



Ground floor plan



First floor plan

Land adjacent 28 Malthouse Meadows, Liphook

Full planning consent details available for download via East Hampshire District Council planning website under case number EHDC-24-0065-FUL. Alternatively, details can be forwarded by request to the sole agents.

LOCATION

Very conveniently situated close to Liphook centre's shopping facilities (including Sainsbury's Super Store) and railway station on the Waterloo/Portsmouth line (Waterloo about 1 hour). A3 London to Portsmouth trunk road within 1 mile giving easy access to Heathrow and Gatwick via the Hindhead tunnel. Haslemere is about 5 miles, Farnham 14 miles, Guildford 17 miles and the South Coast 20/25 miles by road. Liphook Golf Club, Old Thorns Golf and Country Club and Forest Mere Health Farm are all within about 2 miles. There is good provision of local state schools to include the Ofsted rated 'Outstanding' Liphook junior school, together with Churchers Junior and Highfield & Bookham public schools.

Community Infrastructure Levy:

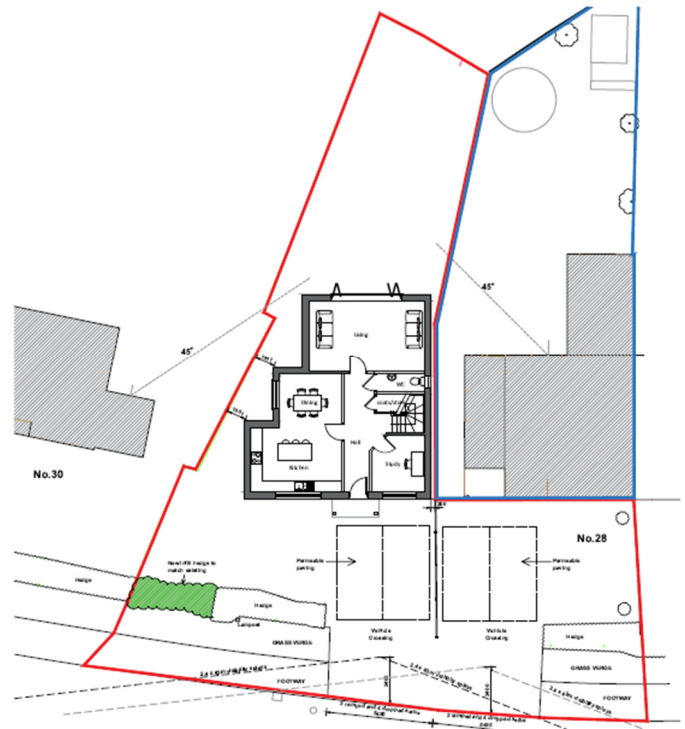
The Purchaser must take advice on their liability for any CIL payments due to the local authority and ensure all documentation is completed prior to commencing any works.

LOCAL AUTHORITY: East Hampshire District Council.

Planning Case no: EHDC-24-0065-FUL

web link:

<https://publicaccess.easthants.gov.uk/planning/index.html?fa=getApplication&id=180071>



VIEWINGS: This site forms part of our clients' private grounds and as such all viewings are to be strictly by appointment with the Agent.

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