

# FOR SALE

Confidential Off Market Opportunity

## Self-Build / Development Opportunity

**Offers in Excess - £350,000 (Freehold) Subject to Contract**  
Consented Site with Planning Permission for 2,400 sq. ft 5 Bedroom Home

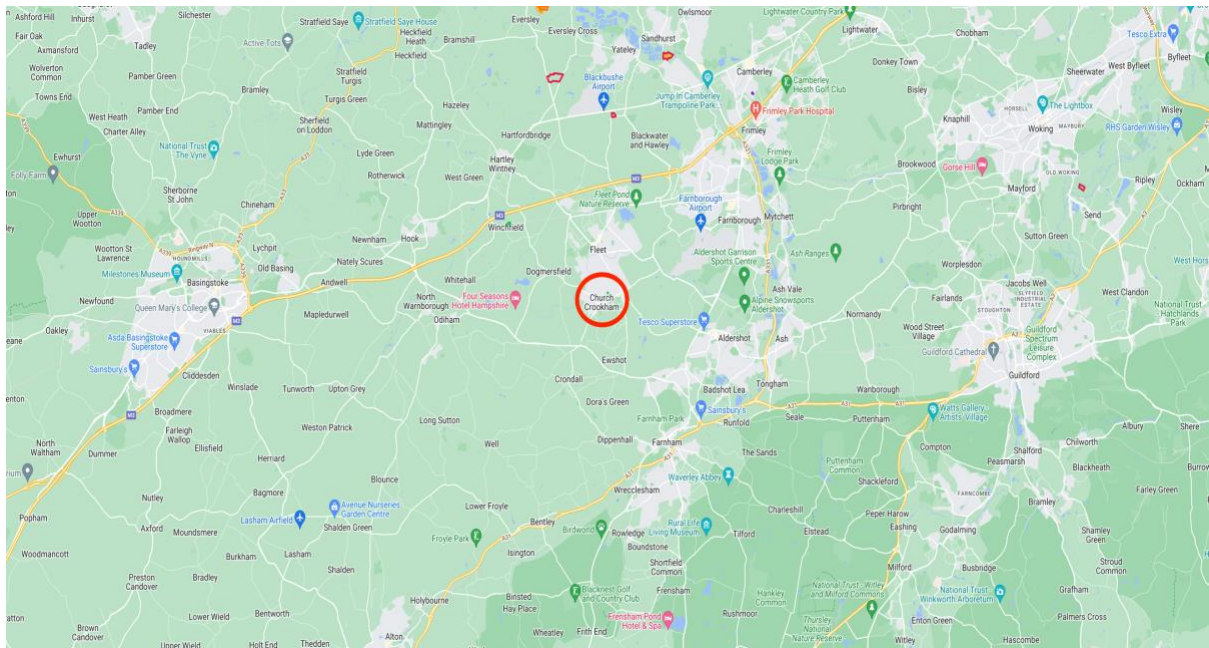
No CIL or SANG Payment  
(Paid by Vendor)



Land Adjoining 54 Ryelaw Road  
Church Crookham, Fleet, Hampshire  
GU52 6HY

## Location

The property is located within Church Crookham, a much sought-after commuter village in Hampshire. There are good local facilities including a village store/Post Office, a church, and a choice of public houses. Fleet and Farnham are both about 3 miles away offering a range of shopping and leisure facilities, selection of bars, restaurants, coffee shops and healthcare services. Excellent transport links, with both the M3 (Junc. 5) and the A31 giving access to the national motorway network, as well as Heathrow, Southampton, and Gatwick airports. There are main line train stations in Fleet and Winchfield offering a fast and regular service to London Waterloo (from 50 mins).



## Rear View



## Ground Floor Layout



## First Floor Layout

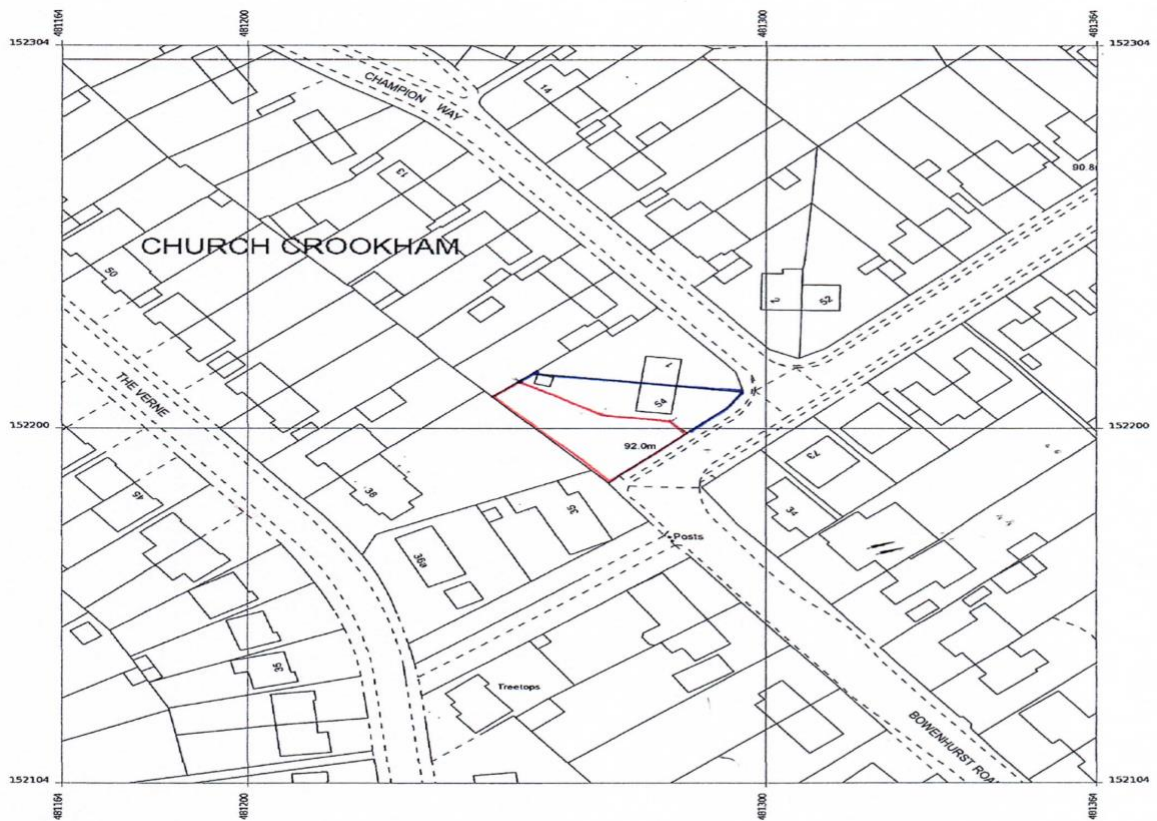




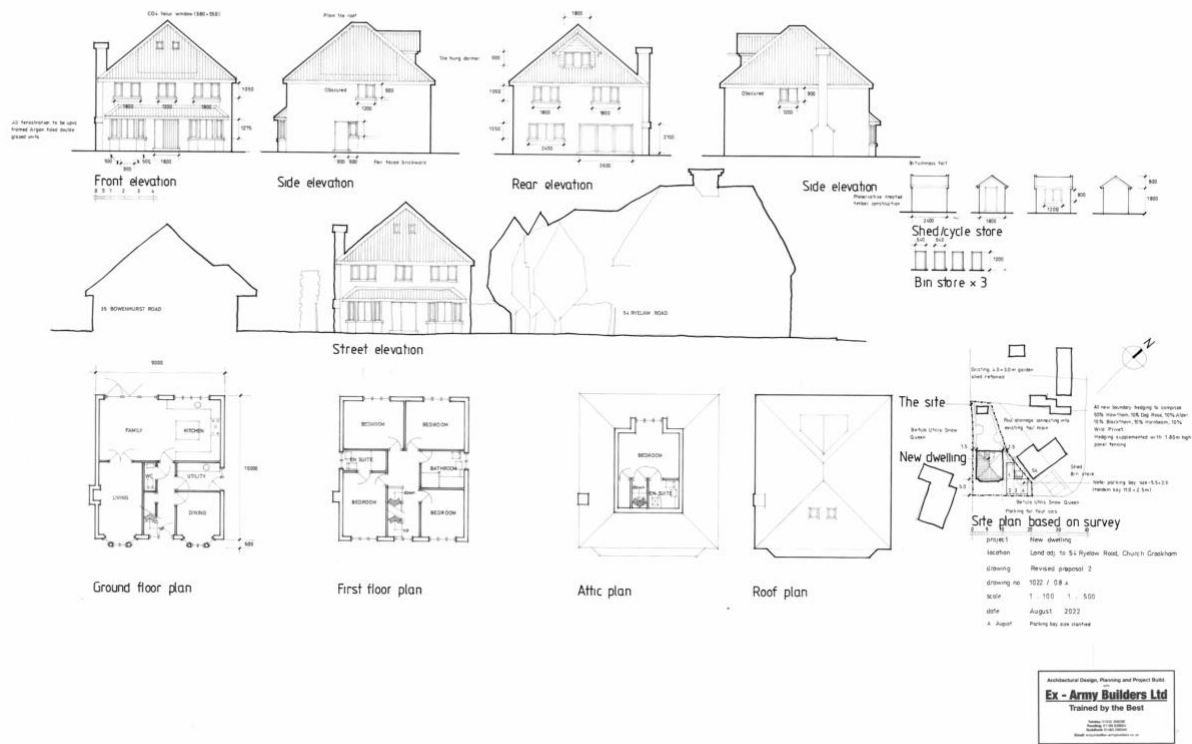
## Second Floor Layout



## Site Plan



## Approved Plan



## Tenure

The property will be sold freehold with vacant possession.

## VAT

We understand the property is not elected for VAT.

## Services

We are advised that mains electricity, gas, water and drainage services are available at the property. However prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

## Planning



Any planning related queries should be directed to our Planning Team.

At present, reference number 22/00734/FUL (Hart District Council) has been approved for the residential development of the site: -

Mrs Emily Temple

**ET Planning**

200 Dukes Ride

Crowthorne

Berkshire

RG45 6DS

[emily@etplanning.co.uk](mailto:emily@etplanning.co.uk)

Telephone: 01344 508048

Web: [www.etplanning.co.uk](http://www.etplanning.co.uk)

**Method of Sale**

The site is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the site from sale or to vary the method of sale at any time without notice. In the event that a number of competitive offers are received, the vendor reserves the right to request “best and final” offers from selected parties.

Offers are sought for the freehold interest, on a Subject to Contract only basis

**Unconditional Offers**

If an unconditional offer is accepted, completion is to take place within four weeks of exchange of contracts with 10% payable on exchange and the full balance of the purchase price payable immediately upon the completion of the sale.

**All offers should state whether they are submitted with or without Board approval and whether they are dependent on bank or similar finance being available with confirmation or proof of funding. All Offers are subject to 2% + VAT Introduction Fees.**

All offers should be marked “Ryelaw Road – Offer to Purchase” and addressed to:

Mr James Dalziel

Silverstream Land Corporation Limited

Semmering

Foxley Lane

Binfield

Berkshire

RG42 4DB

Telephone: 01344 442810

Mobile: 07771 524782

Or email: [james@sscorp.co.uk](mailto:james@sscorp.co.uk)

## **Viewings**

All enquiries should be directed to the vendors sole agent. Viewings are strictly by appointment only. Please note that parties must not enter the property without our prior authority and any inspection of the site is at the prospective purchaser's risk.

**Misrepresentation Act 1967** – Silverstream Land Corporation give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact, intending parties must satisfy themselves as to the correctness of each of these statements.
3. Silverstream or their clients have no authority to make or give any representation or warranty in relation to the property.

**Finance Act 1989** – Unless otherwise stated, all prices are quoted exclusive of VAT.

**Consumer Protection from Unfair Trading Regulations 2008** – These details are believed to be correct as of November 2022 but maybe subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.