

RPRS

CONTACT

Bradley Hever
+44 (0) 203 148 7500
property@rprs.co.uk

rprs.co.uk



FOR SALE

£1,200,000

Three Acre Plot with Huge Potential & Outstanding Views

ADDRESS

Sunacres Cottage,
Shalden Lane,
Shalden,
Alton,
GU34 4DT

FOR SALE ON BEHALF OF TRUSTEES

SIZE

465.68 m² (5,013 ft²)
Approx. gross internal floor area

OVERVIEW

The property comprises a rectangular plot of land in a rural location extending to approximately three acres that has a range of properties on it. The site is in an excellent rural and quiet location with stunning views over the surrounding countryside.

There is a detached outbuilding building that has been split into two one bedroom self-contained apartments. In addition to this, there are two further detached outbuildings.

The properties all require remedial works and provide opportunity to either modernise the existing buildings or demolish and re-develop the site, subject to obtaining the relevant planning consents. Ground levelling works have been undertaken to the site. Purchasers will need to undertake their own investigations into the existing and future planning consents, ground works and services.

KEY FEATURES

- + Multiple residential buildings and outbuildings
- + Two bedroom chalet style house with swimming pool
- + Three bedroom chalet bungalow
- + 2x one bed annex apartments
- + 2x detached outbuildings
- + Plot size approximately 3 acres
- + Potential for re-development (STP)
- + Potential for development of a large dwelling or multiple dwellings (STP)
- + Outstanding views
- + Surrounded by beautiful countryside
- + Freehold
- + Sold with vacant possession

Sunacres House, a three bedroom chalet bungalow with detached garage and good sized garden that is laid to lawn. On the ground floor there is an open plan kitchen / diner / lounge and the master bedroom together with en-suite bathroom. On the first floor there is a double bedroom and a single bedroom, both with reduced head height into the eaves, and a family bathroom.

Sunacres Cottage, a two bedroom house with balcony and swimming pool. This is an upside down house with two bedrooms with two ensuite bathrooms, office and utility on the ground floor. On the first floor is an open plan kitchen, diner and lounge.

LOCATION

The property is located off a serene country lane outside of the village of Shalden, East Hampshire.

The nearest town is Alton which has a plethora of amenities and a railway station which reaches central London in just over an hour.

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ACCOMMODATION

No.	FLOOR	Sq M	Sq Ft
Sunacres Cottage	Ground & First	145.38	1,565
Annexe 1	Ground & First	63.36	682
Annexe 2	Ground & First	60.62	653
Garage	Ground	45.06	485
	SUB-TOTAL	314.43	3,385
Sunacres House	Ground & First	123.67	1,331
Garage	Ground	27.58	297
	SUB-TOTAL	151.25	1,628
	TOTAL	465.68	5,013

Approx. gross internal floor area

SERVICES

We are advised the site has mains water and electrical supplies. There are two LPG tanks to provide heating, one for each of the two dwellinghouses. There are three septic tanks, one for each dwellinghouse and one for the annexe building. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

COUNCIL TAX

The property is rated F by East Hampshire Council. Interested parties should make their own investigations.

PLANNING

The property has been subject to various alterations and additions. Interested parties will need to satisfy themselves and make their own investigations.

The site may be suitable for redevelopment, subject to obtaining planning consent.

TENURE

Freehold.

GUIDE PRICE

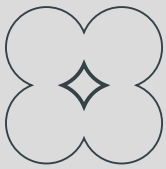
£1,200,000

VIEWING

Please contact sole selling agents:

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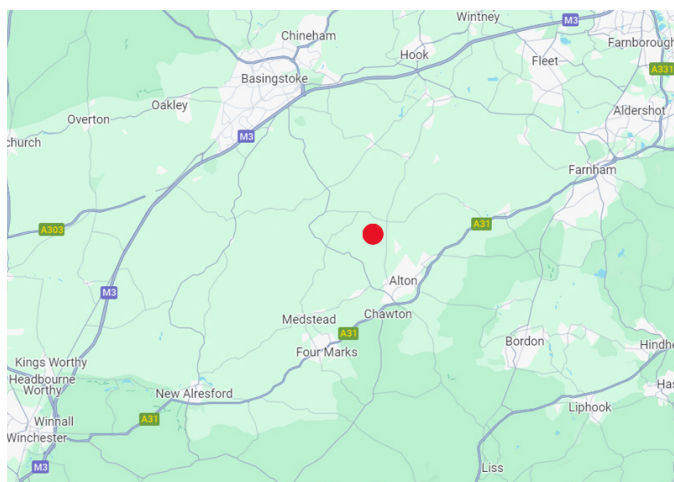
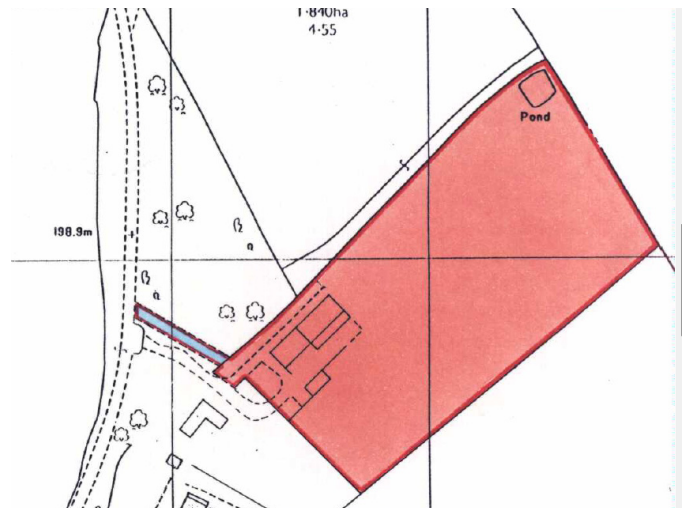
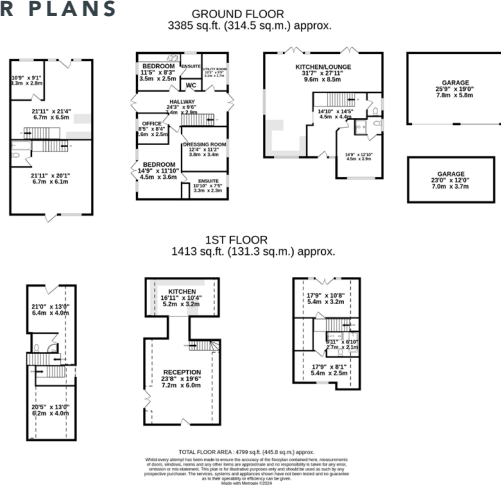
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FLOOR PLANS



Energy Performance Certificate (EPC)

Full details available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.

Date: September 2024